TE MAHERE TAONGA O TE PAPA RĒHIA O TE WHANGA

AHURIRI REGIONAL PARK MASTERPLAN

JULY 2025



Te karoro tangi tararau mai i runga o Tapu Te Ranga
The seagulls screeching cries above Tapu Te Ranga

Te pātiki tahanui o Otiere e
The thick sided flounders of Otiere

Te paua pātōtō mai i runga o Tāhinga
The paua knocking on the rocks of Tāhinga

Te pūpū tangi mai i runga o Matakārohirohi e
The periwinkles crying on Matakārohirohi

Te kiore pekenui o Rimariki
The high jumping rats of Rimariki

Te aruhe maomaoanui o Pukekohu e
The fern roots of Pukekohu in need of much cooking

Te pepeha o Tamatea Pōkaiwhenua

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Report by Boffa Miskell Limited for AHURIRI REGIONAL PARK JOINT COMMITTEE.

JOINT COMMITTEE MEMBERS:	(Chair) - Deputy Mayor Annette Brosnan (NCC), (Deputy Chair) Joseph Reti (MAT) Councillor Hinewai Ormsby (HBRC),Councillor Chad Tareha (NCC), Councillor Hayley Browne (NCC), Councillor Keith Price (NCC), Councillor Martin Williams (HBRC), Mōrehu Te Tomo (MAT), Peter Eden (MAT), Evelyn Ratima (MAT), Harlem-Cruz Ihaia (MAT), Chad Tareha (MAT)
PROJECT MANAGEMENT TEAM:	Connie Whelan-Mills (NCC), Cam Drury (Stradegy), Greig Wilson (Beca), Anthony Rewcastle (NCC)
BOFFA MISKELL CONSULTANT TEAM:	Rebecca Ryder (PM), Gabe Ross, William Hatton, Ella Wood, Alexandra Rooney, Hamish Cochrane, Summer Young, Mark Lewis, Marc Baily, Boyden Evans, Anne Cunningham, Bruna Facioli
TECHNICAL ADVISORY GROUP	Bart Leslie (HBRC), Johan Kirsten (HBRC), Gareth Boyt (MAT), Parris Greening (MAT), Nick Flack (HBRA), James Feary (HBRC), Jess Soutar-Barron (NCC), Tipene Cottrell (MAT), Shade Smith (MAT), Fleur Lincoln (NCC), Syed Andrabi (NCC), Becky Shanahan (HBRC), Tiana Edwards (MAT), Lizzie Civil (PDP), Byron Munro (Tonkin & Taylor)
KEY STAKEHOLDERS AND COMMUNITY GROUPS	Department of Conservation, Hawke's Bay Regional Airport, Ahuriri Estuary Protection Society
REVIEWED BY:	Rebecca Ryder Gabe Ross
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Whakarāpopoto | Executive Summary

The Napier City Council (NCC), Hawke's Bay Regional Council (HBRC), and Mana Ahuriri Trust (MAT) have come together as a Joint Committee (JC) to develop the Ahuriri Regional Park—a collaborative co-governance initiative dedicated to restoring the health and wellbeing of Te Whanganui-ā-Orotū (Ahuriri Estuary).

The NCC-owned 284-hectare Lagoon Farm site is of particular cultural and environmental significance to Ahuriri Hapū. Historically, it formed part of the southern edge of Te Whanganui-ā-Orotū. Tidal sand and mudflat habitats once intertwined with streams flowing into the harbour, creating a rich mahinga kai resource for local Hapū and early colonial settlers. The 1931 Napier earthquake uplifted large sections of the estuary by approximately two metres, transforming tidal wetlands into dry land. Lagoon Farm was subsequently drained and converted to farmland, bounded by the Taipō and Pūrimu Streams to the west and east, and the main Ahuriri channel to the north. Although greatly diminished, the remaining estuary retains significant cultural, ecological, and environmental value.

Today, Te Whanganui-ā-Orotū remains a valued area for recreation, biodiversity, and ecological importance. It supports diverse native and migratory bird species and serves as a nursery for ocean-going aquatic life. However, the estuary is in a degraded and unhealthy state due to cumulative environmental pressures. Untreated stormwater from urban and industrial areas carries pollutants into the estuary, resulting in a long-term build-up of harmful chemicals in the mudflats. Occasional sewage discharges, chemical spills, and oil leaks from vessels further compromise water quality and wildlife health. Shellfish gathering is frequently prohibited after rainfall due to contamination risks.

In response, the project partners have developed a proposed Ahuriri Regional Park masterplan that places water quality, environmental restoration, and biodiversity at its core. This plan provides the blueprint for future landuse programmes and facilites designed for flexible, staged implementation as funding and development partners becomes available.

Components of the plan will be subject to further design development, technical studies, consenting and where needed business case reviews. This will ensure they can be delivered in an ecologically and economically sustainable manner that meet the project goals and address key operational risks including managing bird strike risk for airport operations.

Key initiatives include:

- Construction of a 100-hectare treatment wetland at Lagoon Farm to intercept and filter the first flush of stormwater from urban catchments such as the Pūrimu before it reaches the estuary.
- Large-scale revegetation with native forest, shrubland, and wetland ecosystems to support future mahinga kai practices.
- Integration of cultural values, stories, and histories throughout the park.
- Development of recreational pathways and park facilities.
- Exploration of future partnerships for the development of public and complementary commercial facilities.

This masterplan report documents the site's history, context, and the process that informed its development. It reflects a collaborative journey involving the Joint Committee, Napier City Council staff, and the Technical Advisory Group (TAG)—a team of experts in subjects such as ecology, mātauranga Māori, flood protection, avifauna, parks, and planning.

Mana Ahuriri members and other key stakeholders, including the Department of Conservation, Hawke's Bay Regional Airport, and the Ahuriri Estuary Protection Society, have contributed valuable input. Community feedback gathered through public engagement has also informed the plan.

The design team extends its gratitude to all contributors for their wisdom and energy. We look forward to seeing the masterplan and Lagoon Farm treatment wetland project contribute positively to the health and wellbeing of Te Whanganui-ā-Orotū, the local community, and the rich biodiversity we share this landscape with.

Ngā mihi nui.

July 2025



From left: NCC Deputy Mayor Annette Brosnan, MAT Trustee Tania Eden, Clr Keith Price, ARP Founding Committee Member Maree Brown, HBRC Clr Neil Kirton, ARP Founding Committee Member Allana Hiha, HBRC Chair Hinewai Ormsby.

Whakarāpopoto | Executive Summary



Annette Brosnan,
NCC Deputy Mayor

It has been an honour to help guide the development of the Ahuriri Regional Park Masterplan on behalf of Napier City, alongside Mana Ahuriri and the Hawke's Bay Regional Council.

For me, this project speaks to the heart of who we are as Napierite's and Kiwis, our love of open space, our deep connection to nature, and our shared responsibility to leave our environment better than we found it.

Ahuriri Regional Park is a once-in-a-generation opportunity to transform a patch of land, destined for industrial use, into a thriving green space with environmental purpose — right alongside our treasured estuary. It's bold, it's forward-thinking, and it's exactly the kind of step our city needs to take if we're serious about climate resilience, biodiversity, and community wellbeing.

As a mum, and as someone deeply invested in Napier's future, I've often thought about what kind of spaces we'll leave for our kids and their kids. This masterplan is part of that answer. It's about creating a community led legacy of clean, green public space, where our city cares about its impact so that people and nature can thrive side by side.

I'm incredibly proud of this masterplan, which not only restores and protects but also champions innovative stormwater management and biodiversity initiatives that will ripple throughout our city over time, enriching our environment, resilience, and quality of life for generations to come.



Hinewai Ormsby,
Chair HBRC

It has been a true privilege to contribute to the development of the Ahuriri Masterplan on behalf of the Hawke's Bay Regional Council, in partnership with Mana Ahuriri and Napier City Council. This has been a deeply collaborative journey—bringing together passionate voices from across our community, including key stakeholders who hold a deep aroha for the Ahuriri environment and the wellbeing of Te Whanganui a Orotū.

Together, we are laying the foundations for a transformational land change—one that restores and enhances our biodiversity, revitalises ecosystem health, improves water quality, and strengthens the connection between people and place.



Joseph Reti,
Mana Ahuriri Trust

"He kāinga o te Ata, he kāinga ka Awatea, he kāinga ka Ahiahi e tama e – a place to eat in the morning, a place to eat at noon, a place to eat in the evening"; Te Whatu.

As our tūpuna wahine Te Whatu expressed, Te Whanganui-a-Orotu was a place of abundant and rich resources, which once fed and sustained the multitudes of people for generations. It is a taonga and site of great significance for us all, not only culturally but environmentally. Following the 1931 earthquake, Te Whanganui-a-Orotu was changed forever where what remained, were the memories and stories of this once thriving Whanga.

This kaupapa has allowed us to be apart in shaping the future of our rohe, our takiwā; where the stories, memories and our unique identity can thrive for years to come. It has allowed us to restore our kaitiakitanga whilst expressing manaakitanga and whanaungatanga on this meaningful journey.

Te Wai Ora, Te Taiao ora is an expression in which the mauri and mana of our lands, our waters and resources are restored, protected, and enhanced for future generations. This is more than a masterplan; it is a journey in reviving the footprints of our tūpuna.

CHAPTER ONE

KUPU WHAKATAKI | INTRODUCTION

Purpose Statement

Project Aspirations

Project Drivers

Constraints and Opportunities

Lagoon Farm Stormwater Treatment Facility

Te Pūtake | Purpose

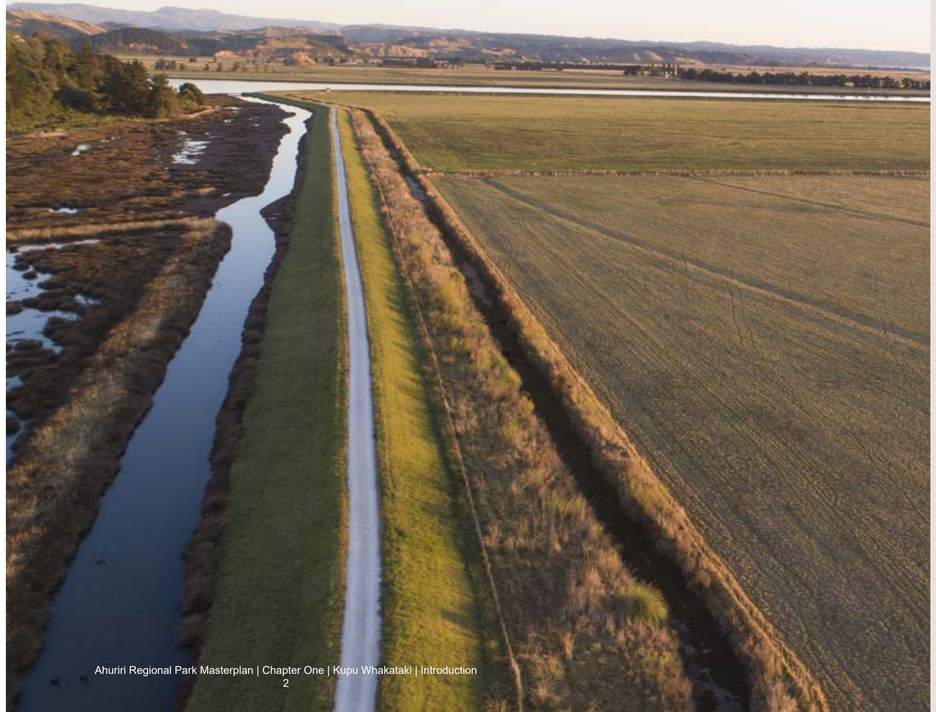
The Napier City Council (NCC), Hawke's Bay Regional Council (HBRC), and Mana Ahuriri Trust (MAT) have partnered on the Ahuriri Regional Park project in a manner that works towards restoring the health and wellbeing of Te Whanganui-ā-Orotū (Ahuriri Estuary) through co-governance.

The vision for Ahuriri Regional Park begins with a key goal: improving the health of Te Whanganui-ā-Orotū by cleansing stormwater as it flows through the park into the estuary. This foundation supports a range of wider co-benefits, including the restoration of native lowland forests, shrublands, and wetlands; enhanced biodiversity and mahinga kai values; and greater climate resilience. The park will also provide opportunities for low-impact recreation, cultural storytelling, environmental education, and complementary commercial and community facilities. This is a long-term, adaptable vision shaped to meet the needs of our community—now and for future generations.

Through the Treaty Settlement processes, Te Komiti Muriwai o Te Whanga – whose purpose is to provide guidance and the protection and enhancement of the environmental, economic, social, spiritual, historical and cultural values of Te Whanganui-a-Orotū; these works look to establish processes to collaborate on actions to restore the mauri of the Ahuriri Estuary through planning and design with tangata whenua – Mana Ahuriri Trust, Ahuriri hapū; Napier City Council and key stakeholders.

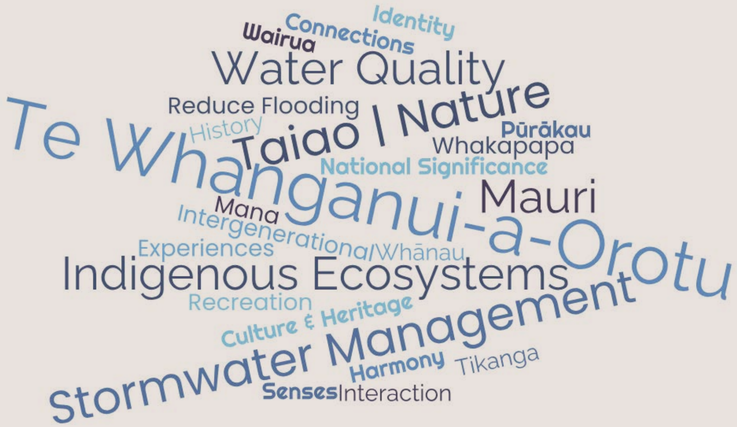
Image at right: The Taipō Stream is a key freshwater tributary in the Ahuriri catchment, flowing through Napier's urban landscape before entering the estuarine environment of Te Whanganui-ā-Orotū (Ahuriri Estuary). Historically, it was part of a complex network of waterways that supported rich wetland ecosystems and mahinga kai for local Hapū. Today, the stream has a key role in stormwater drainage and while degraded by urban runoff and pollutants retains high ecological and cultural values.

...Ahuriri Regional Park is a long-term vision to restore the health of Te Whanganui-ā-Orotū by cleansing stormwater, revitalising native ecosystems and mahinga kai, and creating space for nature, recreation, culture, learning, and community to thrive...



Ngā Wawata | Aspirations

As part of the Joint Committees aspirations and the aspirations of Mana Ahuriri, the following highlights key aspirations envisioned for the Ahuriri Regional Park.



Ngā Urungi | Project Drivers



STORMWATER

Increase the resilience of the City's stormwater infrastructure network by maintaining and enhancing attenuation on the site as part of a series of initiatives to reduce the impacts of rainfall events on the urban areas of Napier.



WATER QUALITY

Improve the quality of water discharged from the City's urban waterways noting these form part of the municipal stormwater network.



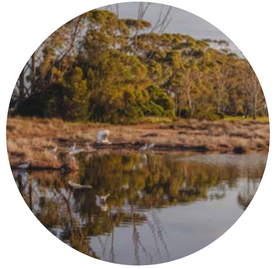
MAURI

To return the mauri back to Te Whanganui-ā-Orotū, enhance and preserve mahinga kai and improve harmony with Papatūānuku.



ECOLOGICAL EXCELLENCE

Promote the re-establishment of native habitat values throughout the site and its interface with Te Whanganui-ā-Orotū and the Taipō Stream.



NATURAL ENVIRONMENT

To maintain a predominantly natural environment.



SIGNIFICANT INFRASTRUCTURE

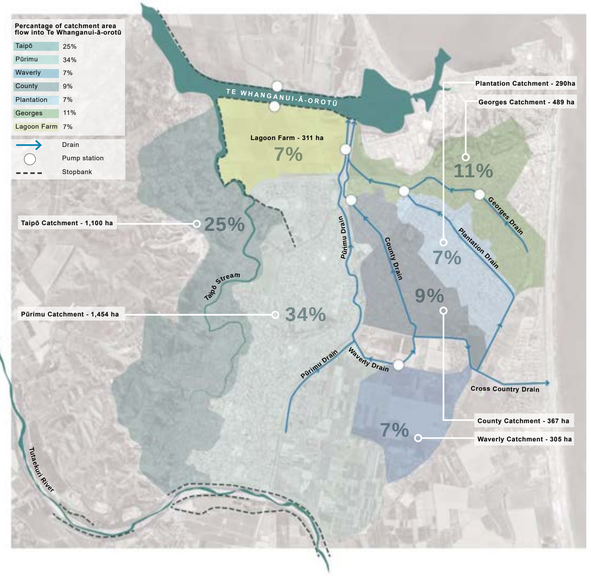
Recognise the functional need of regionally significant infrastructure.

Constraints and Opportunities

KEY DRIVERS	EXISTING SITE CONDITIONS	CONSTRAINTS	OPPORTUNITIES	CONCERNS
AHURIRI HAPŪ IDENTITY STORYTELLING & INTERPRETATION	Very little signage and storytelling of site and local hapū identity. No physical cultural expression of Ahuriri hapū. Strong wider cultural landscape connections (physical manifestation – maunga, awa, moana), no signage/ interpretation.	Access and maintenance of Ahuriri hapū identity and connection to site – Te Whanganui-a-Orotū is limited. Protection of significant cultural expression (mahi toi). Ahuriri hapū capacity – how do we support hapū kaitiakitanga?	Ensuring safe and inclusive access to Ahuriri hapū ensuring mana rangatiratanga. Expressing pūrākau through various mediums of design and nature (mahi toi, mahinga kai, rongoā). Letting Ahuriri hapū tell their stories (what is public and private – tapu/noa) – ecotourism, cultural hub. Create a gateway experience into Napier and Hawke's Bay – utilise the four corners of site (Ngā Kokona o Te Whare | Te Whanga).	Some of the narratives told are incorrect so need to be carefully worked through with Mana Ahuriri whanui. Interpretation protocols – council are currently working with hapū to develop strategies for interpretation. There are pūrākau and taonga which are tapu, ensuring interpretation and storytelling is tika (some existing interpretation is incorrect).
ECOLOGIES, HABITATS & WATER QUALITY	Much of the internal landscape is grazed farmland. Along perimeter (outside of boundary) strong eco-logical corridors – Te Whanga + DOC reserve (north), Taiapō Stream Corridor (west), Pūrimu (East). Patches of raupo, wetland revegetation (Taiapō Stream), marsh-land beyond southern boundary (Prebensen Drive). Channels and drains/outfalls have little ecological char-acter – poor water-quality. All existing trees are exotic, no native species within site. Strong aquatic and bird corridors.	Area prone to flooding. Airport Control Zone – a critical requirement is to design habitat and ecologies and land management practices in the park to avoid increasing (and ideally decrease) attraction of bird species that pose a high risk to airport operation through bird strike on aircraft. Streams are currently impacted by tubeworm, ensuring any works with regards to daylighting/wetland resto-ration is carefully considered. Bringing aquatic habitat into site – risks associated to breaking banks.	Restoring a mosaic/patchwork of various ecologies and habitat – wetlands (swamp, estuarine etc.), marshes, raupo reed lands, flax-lands, forest etc. Careful consideration of restoring native fauna habitat – eg. bird sanctuary, tuna, pātiki, īnanga, etc. Restoring traditional harvest (mahinga kai) – rongoā, pā harakeke, parau, pā rauemi, etc. for cultivating and economy. Water treatment enhancement – stormwater control systems from streams (flood gates and other mecha-nisms). Ensuring stormwater is treated before entering Te Whanga. Mauri monitoring and instilling mātauranga a hapū regarding health of taiao, wai and whenua.	Tubeworm – further R+D to be undertaken with re-gards to controlling tubeworm spread into future water quality networks/systems. Ecological corridors are designed carefully.
ACCESS & CIRCULATION (PEDESTRIAN + CYCLING)	Current pathway network forms around perimeter – approx. 6km from Taiapō entrance (Prebensen Drive) around to Shed Road Main users are cyclists. Wider connections with Ahuriri and beyond.	Current extents tend to be too long for casual walking and activity. Very limited pause moments along network to engage learning and interactive opportunities. Little visual connection to Te Whanganui-a-Orotū (main pathway is behind stop banks – some key pause mo-ments revealed); strong visual connection with Taiapō Stream. No physical interaction with 'wai'. Current network lacks inclusive access.	Establish a network of pathways that provide for vary-ing fitness and abilities – establish smaller networks for all whānau to enjoy and that are user-friendly. Creating different experiential journeys and trails of interest – how might we tell the stories associated to place (wayfinding and interpretation). Other means of movement and circulation – waka, canoeing/kayaking. Connect to 'wai' – creating moments to pause and connect to Te Whanganui-a-Orotū.	Safety – no safe access from outer edges of site back towards populated areas. Also, main length of pathway along Te Whanga edge is located behind stop banks no strong visual connection. Over-design for trails – ensuring there is a balance, do we want areas which are private vs public (tapu + noa). Users – concerns around dog-walkers impacting eco-logical networks/habitats.
ACCESS & CIRCULATION (VEHICULAR + COMMERCIAL)	Strong lineal road networks across site: Poraiti Lane + Barn Road (east-west), Long Road North + Shed Road (north-south). Road networks are private use for farm (except small portion of Shed Road), road is gravel. No wider road circulation network. Close proximity to SH2 and key arterial routes from Taradale, Tamatea to Napier, Ahuriri and beyond.	Road allows for no public access, limit public interac-tion and accessibility/inclusivity. One entry into site, no sense of arrival. Potential risks to flooding.	Create a gateway experience into Ahuriri Regional Park. Enable vehicular movement into site – set protocols regarding circulation, public vs private. Enable safe and inclusive access into site opening up to wider users. Future connection from SH2. Future railway or public extension/connections – opportunities to restore public/private transportation (inland port, textile industry, cultural precinct, connec-tions to town centre and wider region, etc.)	Over-design for roading and infrastructure – ensur-ing there is a balance, do we want areas which are private vs public (tapu + noa), undertake a 'light touch' approach. Opening park to vehicles will that diminish the mauri and experiential qualities? Establish strategy for circulation. Runoff from roads – ensuring there are treatment devices in place to treat runoff before entering Te Whanga.

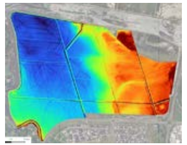
Lagoon Farm Stormwater Treatment Facility

Stormwater Treatment Wetlands – A Key Feature of the Masterplan





Above: Modelling of 1:100 year flood event



Above: Ground surface elevation map



Above: Extents of area suitable for wetland development

Design Context

Lagoon Farm sits at the bottom of a large predominately urban catchment of approximately 4,300Ha. Of this the Pūrimu comprises 34% of the land area.

To meet the water quality requirements of existing stormwater discharge consents and to improve the overall resilience of the stormwater network, a large-scale wetland system has been proposed as part of the masterplan. This system will treat urban stormwater before it reaches Te Whanganui-a-Orotū using natural wetland plants and processes to filter out contaminants. Due to the low laying nature of Napier, a pump system is still required between the Pūrimu and estuary

Whats the problem?

Like many urban catchments, the stormwater moving though the Pūrimu channel contains a wide range of pollutants including heavy metals, excess nutrients, E.coli and Faecal Coliforms. This is worse during storms when higher concentrations are flushed into the system.

These pollutants harm estuary ecosystems by reducing water quality, depleting oxygen, and making it unsafe for wildlife and people—leading to sick fish, unsafe shellfish, and fewer birds and plants.

Why Wetlands?

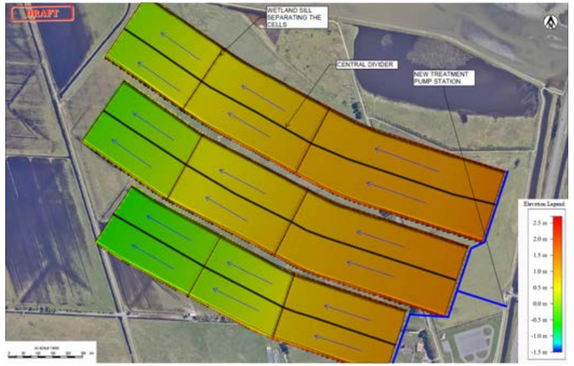
Wetlands are most effective at treating the “first flush” — the initial runoff from frequent, smaller storms, which carries the highest levels of pollutants.

Larger, less frequent storms, which are more diluted, bypass the wetland system to avoid overloading it and to reduce maintenance from sediment build-up.

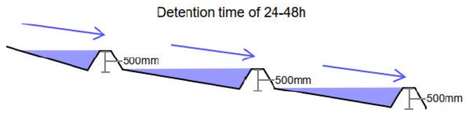
Strategic Location

Due to high groundwater and challenging soil conditions across Lagoon Farm, the wetlands are located on the highest part of the site. This allows water to flow through the system using gravity, reducing the need for energy-intensive pumping.

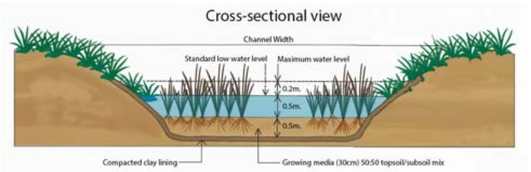
This location also sits beneath the airport flight path, so the design must carefully consider bird strike risks through ensuring no open water is provided and the environment around the wetlands and wider park discourages problem bird species.



Above: Preferred option for Lagoon Farm treatment wetlands. NCC , Tonkin & Taylor



Above: Schematic Long Section through wetland cell. Tonkin & Taylor



Above: Typical cross section of treatment wetland (Tanner et al. 2020. Tonkin & Taylor

Right: Sparks Road wetland planting detail and aerial view, Christchurch City Council





Design Overview

- Size: Approx. 106 hectares of treatment wetlands
- Structure: Three parallel bays, each with three treatment cells, separated by sills and dividers to control water flow and depth.
- Depth: Up to 500 mm at the western end of each cell.
- Flow: A new lift pump station will direct water into the wetlands via open channels or gravity pipes. Water will then flow through planted cells and exit into the existing drainage system.

Staged Implementation

The wetlands will be built in stages, likely starting with the central bay. This allows the system to be expanded to accommodate increased stormwater volumes over time.

Catchment Coverage

Once complete, the wetlands will treat stormwater from all catchments discharging to Te Whanganui-a-Orotū via the Westshore Tidal Gates (Taipō and Pandora have separate discharge points). The system is designed to treat 15–20 mm of rainfall per event — capturing 70–80% of storm events, and up to 90% of daily rainfall events in the Pūrimu Catchment.

Management and Maintenance

Wildlife monitoring and maintenance will be a critical element of the project. This will include a bird strike risk assessment and management plan that will set out how avoid increasing bird strike risk to airport operations during construction and operation of the wetlands. Key requirements will include waterfowl control/exclusion especially during plant establishment until 100% of the wetland surface is covered with vegetation.

Additional considerations will include:

- Vegetation and weed control (e.g. willows).
- Maintaining sufficient water movement in the system to keep the wetlands wet during the summer period.
- Managing surrounding vegetation to avoid creating open grass areas attractive to geese and other high risk bird species.

Other Benefits

Interweaving public access treatment wetlands can provide valuable open space and recreational opportunities for the local residents and visitors.

Incorporating diversity both in the wetland species and in the areas surround the wetlands will enhance habitat values for native land and water invertebrates, and reptiles. A densely planted wetland landscape will also deter waterfowl species that prefer the visibility afforded by open water and pasture land.



CHAPTER TWO

HOROPAKI | CONTEXT

Te Whanganui-ā-Orotū | Mana Ahuriri

Tātari Whenua: Analysis

Hawke's Bay Regional Parks

Napier City Parks

Napier City Council Plans



Te Whanganui-ā-Orotū | Mana Ahuriri

Ahuriri Hapū are based in and around Napier, in the Hawke's Bay region. The seven Ahuriri Hapū are: Ngāti Hinepare, Ngāti Māhu, Ngāti Matepū, Ngāti Paarau (which includes Ngāi Tahu Ahi), Ngāi Tāwhao, Ngāti Tū and Ngāi Te Ruruku.

Ahuriri Hapū have long maintained ahi kā roa in Ahuriri. Te Whanganui-ā-Orotu is a place of great significance to Ahuriri Hapū. It is central to their existence and identity. It is named after the ancestor Te Orotu, who was a descendant of the great explorer ancestor Māhu Tapoanui. Māhu Tapoanui is considered the very beginning of the Ahuriri people. Te Orotu's son, Whatumamoa, gave his name to Ngāti Whatumamoa, one of the earliest tribal groups that settled the Ahuriri district.

For Ahuriri Hapū, Te Whanganui-ā-Orotu has always held an elevated status, with its own mauri, wairua and spirituality. The importance of Te Whanganui-ā-Orotu as a mahinga kai is also celebrated by Ahuriri Hapū and is significant in their identity.

From the late 1830s onwards Ahuriri Māori had increasing contact with Europeans engaged in commercial activities such as whaling and trading.

By the late 1840s Ahuriri Hapū lived at settlements around Te Whanganui-ā-Orotu and the surrounding area, including pā and kāinga at Te Poraiti, Wharerangi, Awatoto, Waitanoa, Kapemaihi and Pētane.

From 1851 The Crown took most of the rohe of Ahuriri Hapū and of great significance Te Whanganui-a-Orotu (1851 Ahuriri Purchase).

Treaty Settlement

The Deed of Settlement contains Crown acknowledgements of its acts and omissions that caused prejudice to Ahuriri Hapū and breached the Treaty of Waitangi and its principles.[1]

In the Deed of Settlement the Crown acknowledges that Te Whanganui-ā-Orotu and the islands in it were prized taonga of Ahuriri Hapū and remain valued today. The Crown also recognises the role of Ahuriri Hapū as Kaitiaki of Te Muriwai o Te Whanga (the Ahuriri Estuary and catchment areas).

The Crown also recognises the role of Ahuriri Hapū as Kaitiaki of Te Muriwai o Te Whanga (the Ahuriri Estuary and catchment areas). In recognition of this the settlement legislation will also establish a permanent statutory committee called Te Komiti Muriwai o Te Whanga. The purpose of the Komiti is to promote the protection and enhancement of the environmental, economic, social, spiritual, historical and cultural values of Te Muriwai o Te Whanga (Ahuriri Estuary) for present and future generations.

- Ngāti Hinepare
- Ngāti Māhu
- Ngāti Matepū
- Ngāti Pārau (which includes Ngāi Tahu Ahi)
- Ngāi Tāwhao
- Ngāti Tū

1 Ahuriri Hapū Deed of Settlement Summary



Te Whanganui a Orotū extents
Pre 1931 earthquake
Present

Post 1931 Earthquake History

The former landscape of Te Whanganui-ā-Orotū, the Napier inner harbour, was treasured for its rich sources of kaimoana and later became a valued place for recreation.

This expansive body of water, once dotted with islands, provided a continuous supply of shellfish, eels, and fish. Pā sites were located on the western hills and islands, reflecting the area's long history of occupation.

The harbour's shingle spits and beaches were shaped by gravels washed down from rivers, forming natural barriers that separated the former lagoon and estuary from the open ocean. European settlement later centred around Ahuriri, which offered deep-water anchorage and supported growing shipping trade.



AHURIRI LAGOON UPLIFT Horse mussels exposed after earthquake, 1931 (MTG Hawke's Bay)



PORT AHURIRI, NAPIER Industrial area and lagoon pre earthquake, 1910s (MTG Hawke's Bay)



AHURIRI RECLAMATION Drainage of lagoon of earthquake, 1936 (MTG Hawke's Bay)

Located approximately 3.4 km northeast of what is now Napier's CBD, Ahuriri Lagoon once spanned around 3,840 acres. In 1931, the 7.8 magnitude Napier earthquake uplifted the land, exposing approximately 2,230 hectares of seabed.

Today, only 289 hectares of the original lagoon remain, with Lagoon Farm forming part of this larger uplifted landform.

The historic landscape is still clearly visible—the patterns of the former lagoon are still show the subtle flow of mudflats and sandbanks reflected in the soils and growth patterns in the pasture. The flat terrain of the former lagoon contrasts sharply with the shoreline traced along the western edge of the site, where the Taipō Stream meets the base of the Poraiti Hills.

Drainage works completed over the past 90 years reclaimed and transformed the former lagoon bed into a mix of pastoral farming, industrial and housing developments which includes the Hawke's Bay Regional Airport to the north of the current lagoon channel.

A network of drains, stop banks, floodgates and pump stations maintain artificially low water levels on the site enabling agricultural use on otherwise poorly drained, flood prone areas.

Above: Taipō Stream

Tātari Whenua: Analysis

Broader Landscape Context

Located in the urban edge of Napier City the Ahuriri Regional Park site (also known as Lagoon Farm) forms a key opportunity for connection, a green gateway for the Napier City. Cradled by the Taipō stream to the west and Pūrimu stream to the east the main Ahuriri channel forms the northern boundary. The Hawke's Bay airport is located immediately north of the site with a key flight path bisecting the site north-south. Prebenson Drive forms the southern boundary and defines the current urban edge of the city.

To the west the Poraiti Hills from the backdrop to the wider Te Whanga plains. Like the Lagoon Farm site the land has been drained and converted to farmland over successive years post the 1931 earthquake. Today an extensive network of stop banks along the main channels protects this land from flooding.

The former islands Otiere, and Taputeranga remain as markers in the wider plains and have high cultural values as former settlement sites used by the local Hapū.

The uplifted bed to Te Whanga has evolved into low lying, poorly drained farmland with areas of high water tables reflected in a mosaic of wetlands throughout the wider plains. Immediately to the north east the site, the DOC managed South Marsh provides important bird habitat.

The Lagoon Farm cycleway provides public access around the periphery of the site while the estuary channel is tidally accessible by boats, kayak and waka.



Above: Wider Landscape Context of the Te Whanga plains.

Right: Existing Site Character Images













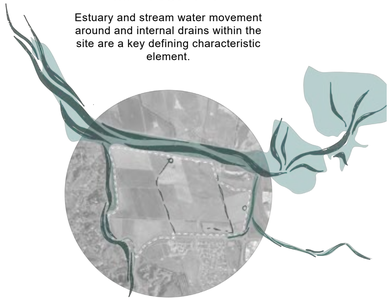




Site Elements and Qualities

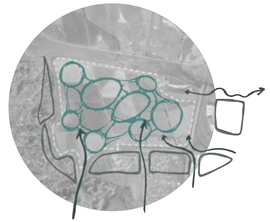
WATER MOVEMENT

Estuary and stream water movement around and internal drains within the site are a key defining characteristic element.



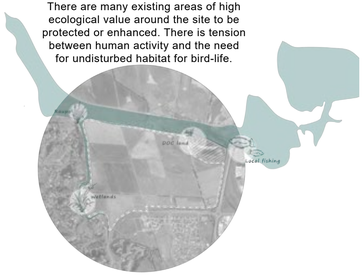
MOVEMENT + CONNECTIONS

Opportunities to improve connectivity to the adjacent areas and neighbourhoods. Given the large scale of the site there is potential for multiple internal circulation paths and activity zones.



ECOLOGICAL SIGNIFICANCE

There are many existing areas of high ecological value around the site to be protected or enhanced. There is tension between human activity and the need for undisturbed habitat for bird-life.



AIRPORT AND VIEWS

The Airport control boundary and flight path bisects the site and forms a critical constraint in terms of noise and the need to avoid increasing bird strike risk to aircraft. Given the flat, wide, expanse of the site, the design should consider key views from the road boundaries.



HISTORIC PATTERNS AND SITES

Hidden within the modern landscape are the stories and landforms of the historic Te Whanganui-ā-Orotū land and seascape. This includes historic pā and kāinga sites, patterns of sand spits and estuary flow forms and the renowned shellfish beds of Te Whanganui-ā-Orotū.

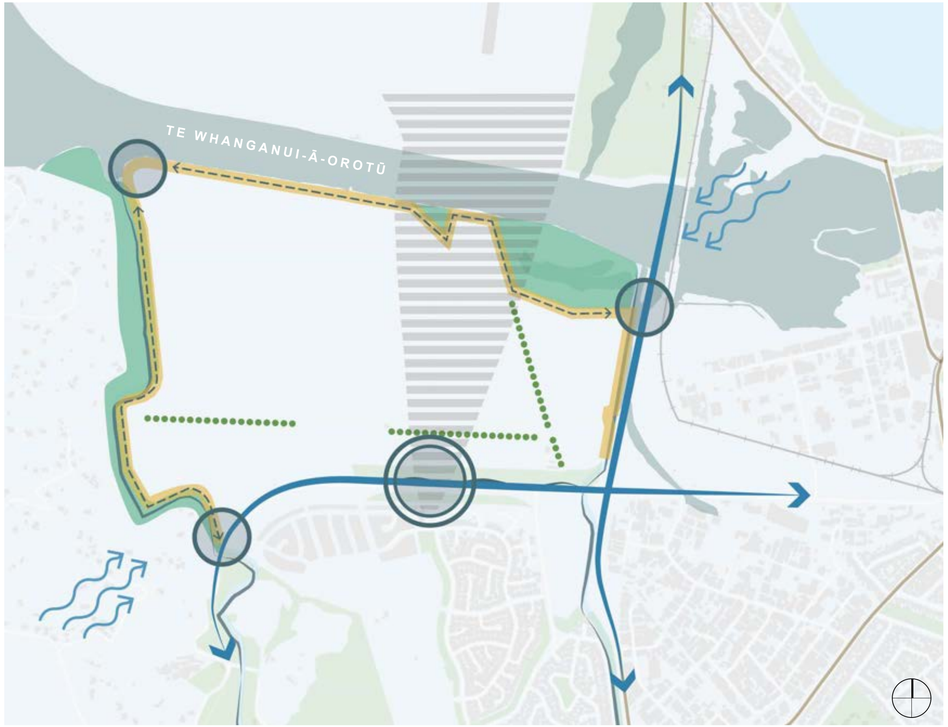


FLOOD ZONES

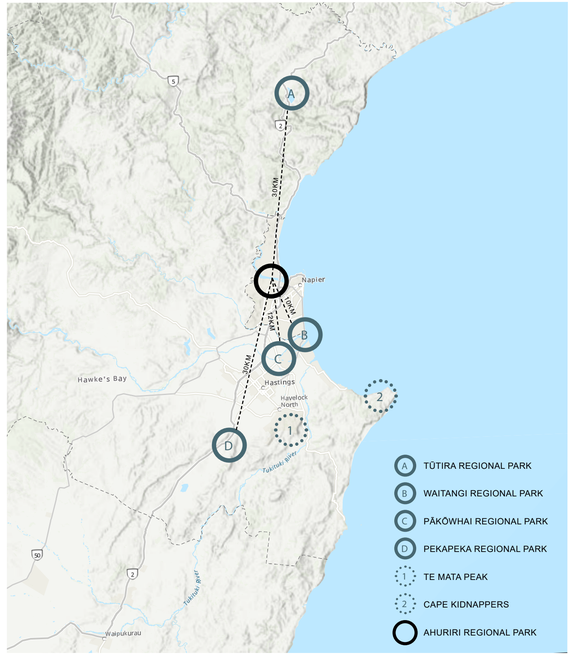
Low lying areas of the site lie below high tide water levels. The site provides storage for stormwater inflows from several urban catchments. Stopbanks protect the west and north sides of the site. Pumping maintains ground water levels at artificially low levels.



Tātari Whenua: Site Analysis Diagram



Hawke's Bay Regional Parks



Overview

Hawke's Bay Regional Council (HBRC) currently manages four significant Regional Parks, which provide a mix of cultural, environmental, economic, and recreational opportunities for both residents and visitors.

While not formally classified as Regional Parks, other important open spaces in the region—such as Te Mata o Rongokako (Te Mata Peak) and Cape Kidnappers—also hold high cultural and environmental value.

Through the Hawke's Bay Regional Park Network Plan, local councils have developed a strategic vision that highlights the role of parks in fostering healthy communities. These parks support active lifestyles and offer opportunities for people to connect with nature and learn about the environment.

Regional Parks serve a unique role, sitting between urban parks and conservation parks in terms of scale, accessibility, and purpose. HBRC's regional parks, for example, offer a range of conservation and restoration environments alongside recreation, with a focus on protecting values of regional significance. They attract visitors from across the region as well as from outside it.

In contrast, urban parks tend to cater to local communities, offering sports fields, playgrounds, reserves, and coastal areas within or near towns and cities. These often provide more developed facilities—such as toilets, changing rooms, formal gardens, and high-use infrastructure—designed for intensive local use.

At the other end of the spectrum are conservation parks and reserves, typically managed by the Department of Conservation. These spaces offer informal outdoor experiences like walking, tramping, mountain biking, picnicking, and camping in more natural and remote settings.

The proposed Ahuriri Regional Park is unique. While it aligns with the regional park network, its core focus is on delivering critical infrastructure—particularly stormwater management—alongside cultural, ecological, economic, and recreational benefits. Its location, close to Napier's urban centre and within a distinctive estuarine setting, positions it as a complementary yet different offering within the regional park system, providing a new kind of visitor and community experience.

Hawke's Bay Regional Parks










A. Tūtira Regional Park (464ha)

Nestled under steep, dramatic hills north of Napier is Tūtira Regional Park, bordering twin lakes. The park has an important function as a sustainable land use demonstration area and many of the trees were planted by school students, community groups, organisations, and HBRC staff volunteers. The park is a handy camping base for exploring Tūtira-Maungaharuru district's many adventure and recreation opportunities - Boundary Stream Mainland Island and Shine Falls, Lake Opouahi scenic reserve and kiwi crèche, Waipatiki Beach and scenic reserve, Tangoio Falls scenic reserve and White Pine Bush.

B. Waitangi Regional Park (300ha)

Along the coast between Awatoto and Haumoana, Waitangi is a haven for wildlife and sportspeople alike. The Park links a significant chain of river and coastal reserve areas which have ecological and biodiversity values. Resident and migratory bird species include white heron, royal spoonbill, godwits, and gannets. Seals often come inshore. Visitors are asked to take care stepping off tracks and trails or on the gravel banks as birds are roosting or nesting. The lower reaches of the rivers are popular for fishing, whitebaiting, rowing, waka ama, kayaking, jetboating, jetskiing and kite surfing. The Waitangi Estuary area was an early arrival site for both Māori and Europeans. On Waitangi Day (6 February) a popular festival on the Clive River features a re-enactment of the arrival of the first European settlers.

C. Pākōwhai Regional Park (22.3ha)

Pākōwhai is an attractive country-style park close to Hastings and an easy drive from Napier. Locally it is known as 'The Dog Park' as dogs are permitted off lead although under the control of their owners. The Raupere Stream flows through the park and is crossed by small bridges connecting the approximately two kilometres of easy paths. There are many specimen trees, a pine plantation and open grass areas making the park popular for walking and family outings.

D. Pekapeka Regional Park (98ha)

Pekapeka is a great place to discover wetland wildlife. Some rare bird species, such as bittern, are found here. This 4.5km long and 800m wide wetland covers 98 hectares and has been the focus of a 17-year community biodiversity enhancement programme that still continues. Public access is to a small central area of the wetland where you can explore pathways and boardwalks, and walk up to the lookout for a panoramic view of the valley.

Napier City Parks

The proposed Ahuriri Regional Park occupies a strategically important location within the existing Napier City Council parks network and will represent a significant addition to the city's open space network. Unlike nearby parks such as Park Island, Anderson Park, and Dolbel Reserve, Ahuriri will offer a distinctive landscape character and focus—centred on stormwater treatment wetlands and large-scale ecological restoration.

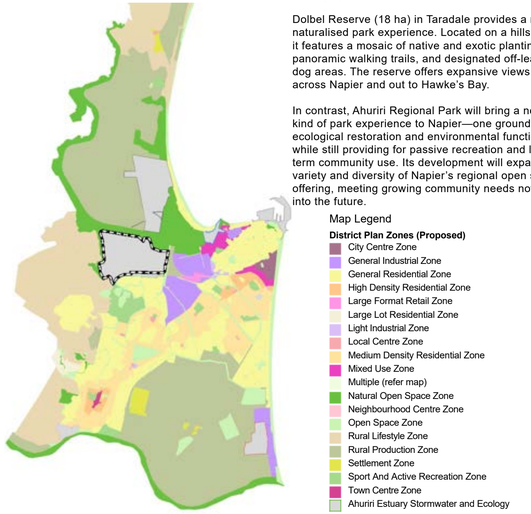
This unique foundation will support a different suite of recreational opportunities and provide potential for future community facilities and amenities aligned with environmental education, cultural storytelling, and nature-based recreation.

Park Island (68 ha), located just south of the Ahuriri site, is Napier's premier sports and recreation hub. It offers extensive facilities for organised sports, including Bluewater Stadium, multi-code sports fields, fieldhouses, and changing pavilions. A network of trails also provides opportunities for walking and cycling throughout the park.

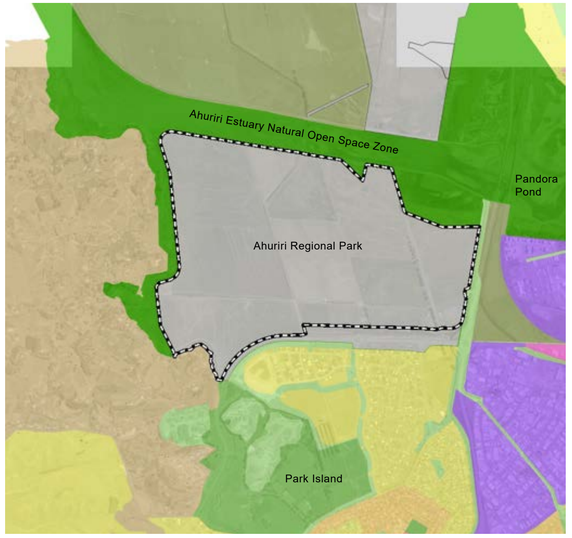
Anderson Park (36 ha) in Greenmeadows is a suburban destination park known for its diverse recreational offerings. These include an award-winning inclusive playground, disc golf, a skate park, model railway, and model boat pond, all set within open lawns, mature specimen trees, and family-friendly spaces.

Dolbel Reserve (18 ha) in Taradale provides a more naturalised park experience. Located on a hillside, it features a mosaic of native and exotic plantings, panoramic walking trails, and designated off-leash dog areas. The reserve offers expansive views across Napier and out to Hawke's Bay.

In contrast, Ahuriri Regional Park will bring a new kind of park experience to Napier—one grounded in ecological restoration and environmental function, while still providing for passive recreation and long-term community use. Its development will expand the variety and diversity of Napier's regional open space offering, meeting growing community needs now and into the future.



Above & Top Right: Proposed NCC District Plan Zoning Map showing Natural and Open Space Zones





Above: Park Island Bluewater Stadium



Above: Anderson Park Play Space

Napier City Council Plans

Ahuriri Estuary and Coastal Edge Masterplan (2017)

The Ahuriri Estuary and Coastal Edge Masterplan aims to deliver on these broad principles for the estuary and adjacent coastal edge environment, presenting Napier City Council's vision for the estuary for inclusion in the development of Te Muriwai o Te Whanga - Ahuriri Estuary Management Plan.

The City Vision supports the use of Te Aranga Design Principles as outlined adjacent, to enhance mana whenua presence, visibility and participation. opportunities identified throughout the masterplan process for planning and redevelopment within three character areas reflecting the character of the water based areas and their urban interface:

- Upper Estuary & Former Lagoon
- Lower Estuary & Pandora
- Inner Harbour & Ahuriri

Napier City Council District Plans

Te Whanganui-ā-Orotū (Ahuriri Estuary) Ecology & Stormwater Treatment Zone

The Ahuriri Estuary Ecology & Stormwater Treatment Zone (AESZ) applies to the southernmost area of land adjacent to Te Whanganui-ā-Orotū (Ahuriri Estuary).

The vision for this park prioritises the use of the site for stormwater detention during high intensity rainfall events. Councils are also investigating ways that the normal flow of stormwater into the Estuary could be channelled through a series of created wetlands to remove sediments and contaminants before it is discharged into Te Whanga (the Ahuriri Estuary).

With these stormwater improvement measures, it is intended to improve biodiversity outcomes through improved habitat creation. Aside from being beautiful, a park would provide wildlife with a home, reduce our climate change risks and increase recreational opportunities.

The AESZ recognises the importance of the restoration of the estuary and its margins, caters for those activities that are compatible with the ecological values of the estuary, and considers the operational requirements of the nearby airport.



Ahuriri Estuary and Coastal Edge Masterplan (Isthmus 2017)

The types of activities that are provided as without resource consent include:

- Planting, plant maintenance, pest control, conservation activities
- Growing and supplying of plants
- Activities associated with stormwater collection, retention, treatment and disposal
- Recreational activities
- Māori purpose activities (eg mahinga kai activities, wānanga, hui, Matariki and Pūanga observance activities)
- Community activities
- Primary production activities

Open Space & Recreation Zone

The Open Space and Stadium Zones chapters of the Proposed District Plan enable a range of recreation activities across our city, while managing the interface with neighbouring residential properties.

Open Space Zone

The purpose of an Open Space Zone is to provide for a range of passive and active recreational activities, along with the facili-ties and structures necessary to support them. Open Space Zones replace the Reserve Zone, Foreshore Reserve Zone and Marine Parade Recreation Zone of the current District Plan. To ensure that the primary recreation and community purpose of Open Space Zones are retained, commercial activities (including coffee carts and hire activities) are classed as a discretionary activity and require resource consent where they do not meet conditions. Residential and industrial activities are prohibited with Open Space Zones where they are not required for on-site management, which means that a zone change would be re-quired before a park or reserve could be repurposed for development.

Additional rules apply to Open Space Zones within the coastal environment and along the Marine Parade foreshore to recognise the special character of these areas.

Natural Open Space Zone

The purpose of the Natural Open Space Zone is to retain and enhance the natural environment and to ensure activities, build-ings and other structures are compatible with the natural characteristics of the zone. The range of permitted activities is restricted in this zone to protect natural values. Buildings require resource consent in order to allow Council to assess the impact of the buildings on the special characteristics of the park or reserve.

Sports & Active Recreation Zone

The purpose of the Sport and Active Recreation Zone is to provide for a range of indoor and outdoor sport and active recreational activities, along with associated facilities and structures. Specific rules apply to new activities and buildings in the Park Island Development

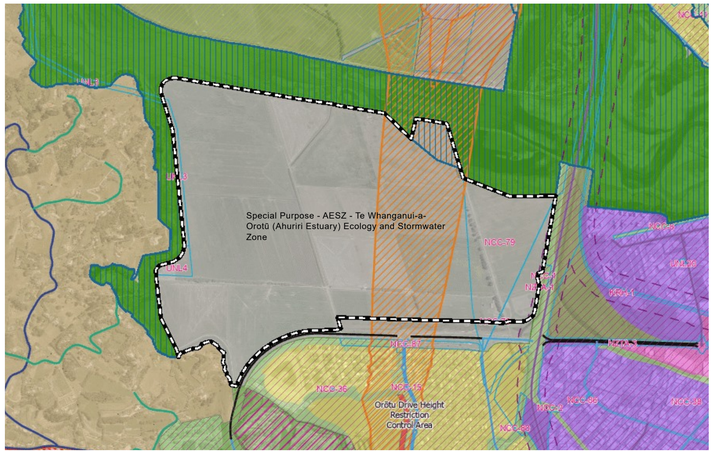
Māori Purpose Zone

The Māori Purpose Zone is a new zone that recognises and provides for a range of activities that specifically meet Māori cultural needs, including but not limited to, residential and commercial activities. This zone recognises and provides for the relationship of Māori and their culture and traditions.

Māori Purpose Activities is defined as:

Means the use of land and/or buildings for a range of activities or Māori cultural, community and living purposes, and/or integrated Māori development, including but not limited to one or more of the following activities:

- Powhiri & Kapa haka
- Wānanga
- Customary activities
- Kīngitanga events
- Home occupation activities
- Arts and cultural activities
- Cultural education and research activities
- Rongoā & Māori cultural activities
- Childcare services, kohanga reo or kura (schools), and Faith practices



Left: Napier City Proposed District Plan Map - Note orange Airport Noise Boundary Overlay and blue highway designation on east side of site.

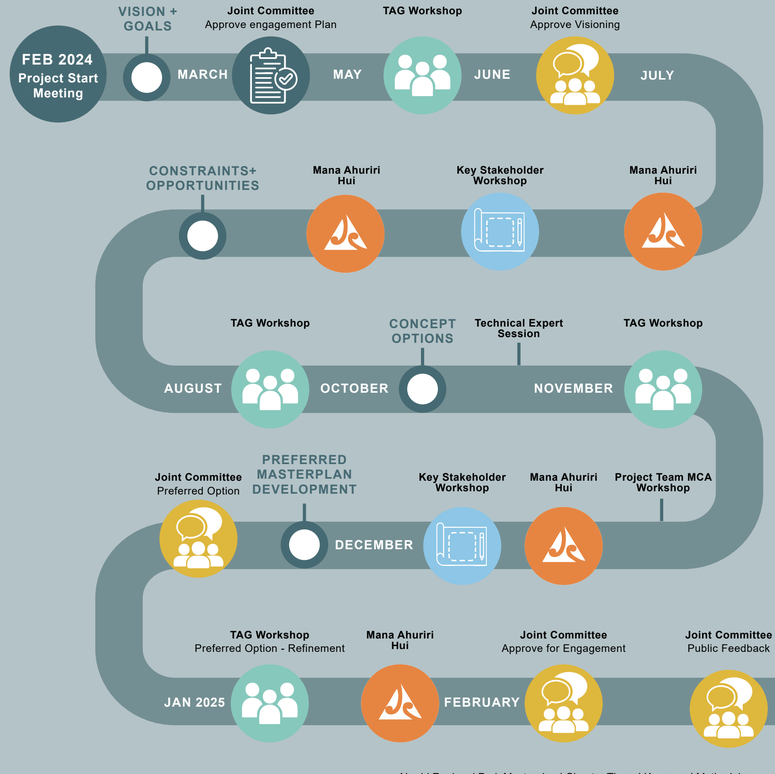
CHAPTER THREE

KAUPAPA | METHODOLOGY

Masterplan Methodology

Summary of Engagement

Masterplan Methodology



Engagement

The diagram at left outlines the collaborative process used to develop the Ahuriri Regional Park masterplan. A co-design approach was undertaken through a series of wānanga (workshops) involving the Joint Committee, Technical Advisory Group (TAG), design team, and Napier City Council staff at key stages.

Engagement with mana whenua and key stakeholders helped shape the direction of the plan, while a public engagement process was used to test the preferred concept with the wider community.

Discovery & Visioning

This phase focused on understanding the values, aspirations, and challenges identified by project partners, stakeholders, and the community—building a shared vision and stronger relationship with the site.

Optioneering

The design team developed and tested a range of concepts aligned with identified opportunities and constraints. As the process evolved, options were refined in response to new information, including Lagoon Farm wetland engineering inputs, cost estimates, stopbank modifications, and the need to mitigate bird strike risks near the airport. A multi-criteria analysis was used to identify a preferred concept, which was reviewed by the Joint Committee and TAG before being shared for public feedback.

Refinement

Following public feedback, the preferred concept was refined into the proposed masterplan. It outlines a range of sub-projects and priorities, with core projects forming the initial stages of development.

All projects identified in the masterplan will require further design development, technical analysis, and cost estimates before progressing through consenting, council approvals, and eventual construction.

Future Stage 2 and 3 projects are more aspirational and will progress as funding and partnerships allow. Many of the stage 2 and 3 components will require further detailed business case reviews to ensure feasibility and long-term sustainability.

Summary of Engagement

Engagement Strategy

At the March 2024 Joint Committee meeting, the engagement plan was approved to support the development of the Ahuriri Regional Park Masterplan and guide the process for preparing a draft for project partner, stakeholder and public feedback. The purpose of the public engagement was to update and inform the community about the direction of the Masterplan, including integration of the key driving project—the Lagoon Farm Stormwater Treatment Wetlands.

Review and analysis of the feedback received is summarised in this report and have informed the changes to be made to the final proposed Masterplan.

Prior Engagement

Delivering on the projects Engagement Strategy and Plan, targeted engagement was undertaken to develop the Draft Masterplan report

- 2 x Key Stakeholder Design Workshops
- 1 x Mana Ahuriri Wānanga
- 1 x Hui-a-hapu presentation
- Presentation to Mana Ahuriri Trust Board
- One on One engagement with Napier Airport Authority - Led by Stradegy, Napier City Council and Chair of the joint Committee.
- Technical Advisory Group Workshops
- Specialist Expert services have also been engaged to address the Planning framework, Stormwater Treatment Wetland Design, Avifauna habitat and mitigating measures for bird strike.

Summaries of the input and ideas from these workshops and sessions have been reported through prior Joint Committee Workshops and Meetings through out 2024 and 2025. This input has guided the Draft Ahuriri Regional Park Masterplan issued for public engagement



Image Above: Stakeholder Engagement Workshop

Discovery & Visioning Workshop

Mana Ahuriri Hapū

The intent of this wānanga was to listen, learn and understand from Mana Ahuriri hapū as equal partners, their response of Ahuriri Regional Park and the longstanding relationship held with Te Whanganui-a-Orotu.

Working with hapū, we developed a set of key values important to them as ahi kā to support the project moving forward. To help guide the works, significant pepeha and whakataukī were provided.

Five priority values were captured and discussed as part of the workshop:

- Te Mana o Te Taiao
- Te Mana o Te Wai
- Whakapapa | Genealogy and Identity
- Ahuwhenua | Activation and recreation (hauora)
- Ōhanga | Economy

Key Stakeholders

The intent of the first workshop with key stakeholders looked to understand their response towards Ahuriri Regional Park | Lagoon Farm. The project themes were expressed and shared inviting a response from those in attendance.

The workshop also asked those in attendance to step outside of their own perspective and together understand what are the key challenges and opportunities with site that we face as a community.

Over 100 Post-It responses were captured and distilled into key challenge topics and opportunities following the workshop (refer to appendix table).

Four key themes/opportunities were captured under environmental wellbeing, activation and cultivation, economic prosperity and healthy communities.

Optioneering Workshop

Key Stakeholders

Following the 'Visioning Workshop' the distillation of information from Workshop 1 was presented back to the key stakeholders. The summary provided collated challenges and opportunities and explored potential designs based on the four guiding design drivers.

As part of the 'Optioneering Workshop' stakeholders were asked to provide feedback on three spatial concepts based around the concept design for the Treatment Wetlands.

The three options explored were:

- **Option 1: Recreational Focus -** balance of recreational / commercial activities. Space for potential future sports facilities and complementary commercial use such as nursery, cultural tourism etc. Focus on human activity to the south with ecological to the north.
- **Option 2: Interwoven Landuse -** Interwoven ecological and recreational landuse with more dispersed commercial and recreational areas. Islands, forming nodes within the wetland area that reflect historic Ahuriri lagoon islands.
- **Option 3: Nature First -** Putting nature first - predator fence / control area around wetlands and coastal forest / shrubland, creating an ecologically enhanced exclusion area. Trails and educational hub within the coastal forest zones allow exploration within the predator free area.

Precedent imagery was provided to show stakeholders potential landuses that could be explored for the development phases. The stakeholders preferred design was **Option 2: Interwoven Landuse** with some revisions to incorporate elements of Option 3: Nature First.

All three schemes were also put through a Multi-Criteria Analysis (MCA) to seek an objective measure of how well they meet the key project goals and priorities mapped out in the Discovery and Visioning stages. This affirmed that Option 2 and 3 scored the highest.

The three options and MCA results were reviewed with both the TAG and JC groups to verify the preferred design selection and further refinements confirmed.









Public Engagement Period

The design team prepared an engagement package of graphics and information to support the public engagement process that was facilitated by Napier City Council staff.

The Public Engagement period opened on Wednesday 16th of April 2025 and closed on Friday the 9th of May 2025.

Engagement Material

The following collateral was provided for the engagement

- Draft Ahuriri Regional Park Masterplan Document
- Video Footage - Introducing the Project

Engagement Methods

Several methods for pubic engagement were provided through Napier City Council and Hawke's Bay Regional Council. These being:

- Ahuriri Regional Park Masterplan webpage - Napier City Council
- Say It! - Ahuriri Regional Park Masterplan - seeking feedback
- Invitation for Written Submissions
- Facebook Page
- Stall at NCC 'Open House' event (15/04/2025) with 30 Information packs collected.
- Hosting of an Open Day at the site on Saturday 3rd of May 2025 - 10am - 12pm



CHAPTER FOUR

TE MAHERE TAONGA O TE WHANGA | FRAMEWORK

Pou Tarāwaho | Framework

Ngā Mātāpono | Masterplan Principles (Aspirations)

Stage 1 - Core Regional Park Programmes

Stage 2 Regional Park Programmes

Stage 3 Non-Funded Potential Future Partnership Opportunities

Enlargement Plans and Character Images

Masterplan Diagrams

Te oriori o Te Whatu | The lullaby of Te Whatu

Kia hora te haere ngā taumata i Te Whanga i Te Pōraiti,
Ko te kāinga tena i pepehatia e o tūpuna,
Ko rua te paia ko Te Whanga,
He kāinga to te Ata,
He kāinga ka Awatea,
He kāinga ka Ahiahi e tama e.

Go quickly to the land that is Te Whanga and Te Pōraiti,
For that is the land in a proverb of your ancestors,
Te Whanga is the storhouse that never closed, providing;
A meal in the morning,
A meal a noon,
A meal in the evening my son.

Te pepeha o Tamatea Pōkaiwhenua | The motto of Tamatea Pōkaiwhenua

Te Kāroro tangi tararau mai i runga o Tapu Te Ranga.
Te Pātiki tahanui o Otiere e.
Te Pāua patoto mai i runga o Tuhinga.
Te Pūpū tangi mai i runga o Matakarohirohi.
Te Kīore pekenui o Rimariki
Te Aruhe maomaonui o Pukekohu

The seagulls cry as they hover above Tapu Te Ranga.
The fat flounders of Otiere.
The pāua knocking on the rocks at Tahinga.
The pūpū crying at Matakarohirohi.
The rats jumping at Rimariki.
The thick-fleshed fern roots of Pukehou.

MOEMOEĀ| VISION

MAHINGA KAI (CULTURAL NARRATIVE) - A PLACE OF GATHERING

Ahuriri Hapū have long maintained ahi kā roa in Ahuriri. Te Whanganui-ā-Orotū is a place of great significance to Ahuriri Hapū which is central to their existence and identity and wellbeing (Te Whare Tapa Whā). Te Whanganui-a-Orotū was a significant mahinga kai resource. From the earliest of times it was highly prized for its enormous food resources and its access to major river systems and forest areas. So greatly was it valued through the generations that songs were sung, poetry composed and dances created in praise of its productiveness. It was the most valuable part of the patrimony.

This oriori by Ngāti Mahu ancestress Te Whatu forms a foundation for the masterplan.

NGĀ UARA | OVERARCHING VALUES

Mauri *– vitality of all living things*
Tikanga *– philosophies related to whakapapa*
Mana *– power of autonomy to protect, define rights, decide and develop*
Rangatiratanga *– self determination and working together kānohi ki te kānohi for better outcomes*
Manaakitanga *– respect and care for one another*

Kaitiakitanga *– responsibility fulfilling the roles of guardians and stewardship of te taiao*
Ahi kā roa *– the longstanding residence of iwi, hapū maintaining tikanga, kawa and mātauranga*
Mahinga Kai *– traditional economy of transmitting mātauranga through the sharing and gathering of resources*
Whakapapa *– linking past, present and future; the continuance of mauri and mana*
Whānaungatanga | Movement of People *– movement of people and relationships to place*

NGĀ MĀTĀPONO | GUIDING PRINCIPLES APPROACHES

NGĀ KAI O TE WHANGA - THE BOUNTIFUL FOOD OF TE WHANGA

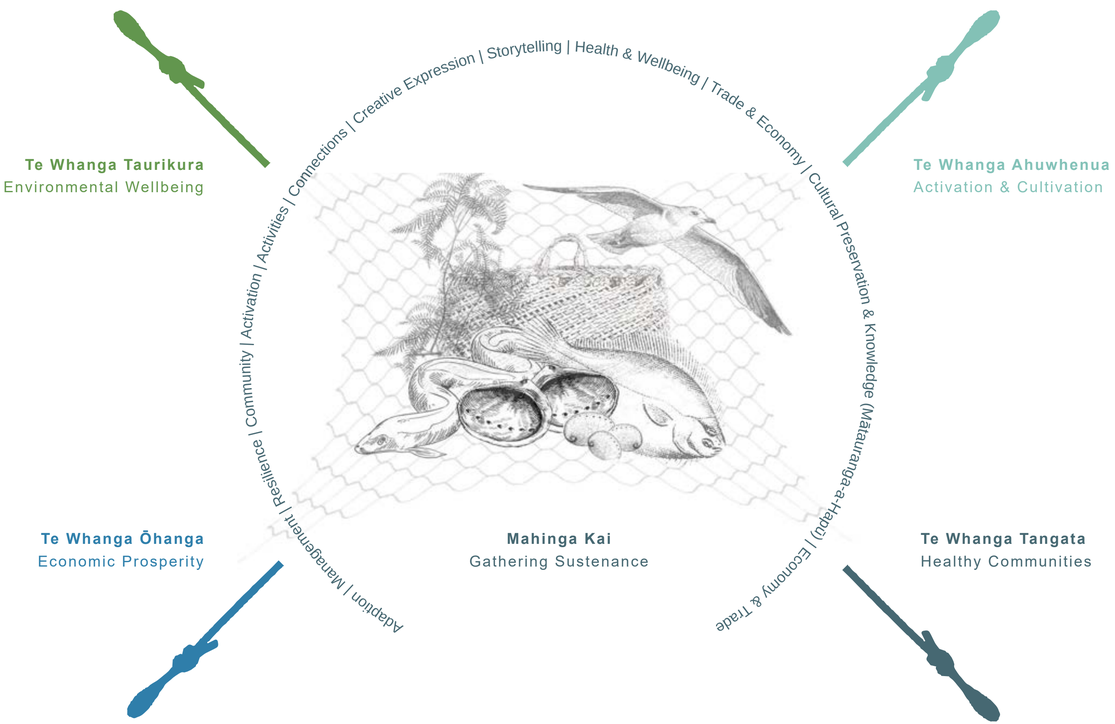
The pepeha of Tamatea Pōkaiwhenua reflects the rich and plentiful resources (kai) within Te Whanga. These six kaitiaki (guardians) or tohu (symbols) weave together the skies, the seas/waters and the land. This reflects the interconnected relationship between Te Taiao (the natural world) and Tangata Moana Tangata Whenua.

Theses six kaitiaki/tohu some guiding values interpreting the nature of each to inform the overall masterplan development. Together, they create a holistic and interconnected system.

The six guiding principles reflect:

- **Kāroro** - Adaption, Management and Resilience
- **Pātiki** - Sustainable Communities
- **Pāua** - Connections and Creative Expressions
- **Pūpū** - Cultural Preservation and Knowledge (Mātauranga-a-hapū)
- **Kīore** - Economy & Trade
- Aruhe - Health and Wellbeing

Pou Tarāwaho | Framework



Ngā Mātāpono | Masterplan Principles (Aspirations)



Te Whanga Taurikura

Environmental Wellbeing

- Importance of ‘Wai’ – letting water back in and restoring connections to Te Whanganui-ā-Orotū (physical and spiritual), reclaiming natural ecosystems (wetlands, freshwater habitat).
- Improving water quality and establishing effective stormwater management practices led from a mātauranga-ā-hapū lens and understanding the wider catchment – ki uta ki tai (mountains to sea).
- Restore indigenous diverse ecosystems (saltmeadows, saltmarsh, raupo reedland, flaxland, wetlands, swamp forest, mānuka-kahikatea forest) recreating habitats for significant indigenous fauna (endangered and common – birds, fish, mammals).
- Enhancement of areas to replace monoculture habitat with a rich diversity of indigenous lowland and aquatic margin habitats.
- Restoring natural resources to sustain life and people – rongoā, rauemi, kai.
- Embedding nature-based solutions and softening the estuarine edge.



Te Whanga Ahuwhenua

Activation & Cultivation

- Restore mātauranga-ā-hapū (ngā mana whenua) activating traditional practices that we once prevalent within Te Whanganui-ā-Orotū – waka building/voyaging, gathering kai, harvesting materials (pā harakeke – whare pora), construction.
- Celebrating the uniqueness of Ahuriri and Te Whanganui-ā-Orotū as a place with long association with ‘Kai’ building on the overall ethos of Te Matau-a-Maui (Hawke's Bay) as a food destination.
- Supporting opportunities to establish multifunctional recreational activities for walking, cycling and exploration, enabling a unique regional park for community to connect to nature and their environments. Are there opportunities for commercial activities associated to water – pools, waka voyages.
- Offering opportunities for people to learn and grow knowledge of their environment, water systems and quality, and stormwater management – education centre, cultural hubs.
- Allowing spaces to change and adapt with climate enabling areas for activities to change with climate – detention vs retention.



Te Whanga Ohanga

Economic Prosperity

- Opportunity to develop a sustainable and localised economy for community attracting visitors. Opportunities:
  - Eco-sanctuary – could the site become an ecosanctuary to support endemic habitats and environments.
  - Cultural Hub – establishing a cultural heart which supports mana whenua, could mana whenua establish their HQ, facilities on this whenua.
  - Eco-tourism/accommodation – close proximity to the airport, is there an opportunity for visitors to stay, eco-pods, marae.
  - Nursery – opportunity to develop a nursery to support community.
  - Art Park – celebrate the local creativity of community through various art mediums and modes – land art, sculptures (temporary/ permanent), mahi toi hub (raranga, rongoā).
  - Recreational Activities – retain blow carts, water sports (pools, waka, kayaking, boat tours), horse riding, camping, playgrounds, adventure park, skatepark.
  - Production – food and resources
  - Establishing a whare wānanga focusing on science and technologies (wai and kai), and arts.
- Implementing stormwater infrastructure to manage high intensity rainfall events and flooding, protecting residential areas, and saving millions on potential loss.



Te Whanga Tangata

Healthy Communities

- Enhancing mana whenua identity by celebrating local pūrākau and placemaking/storytelling opportunities – narrative trails, mahi toi (artwork).
- Ensuring community awareness and education of water and how we live, work and interact with it.
- Activating the coastal edge for communities to connect and interact with – an area which has been shut off.
- Ensuring safe and inclusive access for all communities and recognising mana whenua exclusive rights as kaitiaki.
- Creating a place of welcome and manaakitanga (hospitality) – welcoming visitors from afar (the airport and SH2 as the main entrances into Te Whanganui-ā-Orotū.
- Enabling the concept of Te Whare Tapa Whā for our overall health and wellbeing (connection to land, social/cultural, physical, mental, and spiritual dimensions).

Ahuriri Regional Park - Vision 2050



Stage 1 - Core Regional Park Programmes



Toilets
Wayfinding and Cultural Story telling nodes
Existing waterway link to wetland south of stop bank maintained
Existing Blokart Hawke's Bay Facility
Proposed vehicle access
Pedestrian/ cycleway

CORE REGIONAL PARK PROGRAMMES

1. Ahuriri Regional Park Waharoa | Entrance
2. Lagoon Farm Treatment Wetlands (Delivered as separate project)
3. Carpark
4. Entry plaza and welcoming space
5. Plant production nursery for on-site use
6. Naturalisation of existing drain channel as part of wetland earthworks
7. Manuka/ Kanuka Plantation
8. Trail connections to existing cycleway
9. Island nodes with Picnic facilities
10. South Marsh and estuary viewpoint
11. Pump station Waka Landing
12. Community Foraging Zone
13. Grazing land retained as interim landuse

The core park programmes are prioritised to support the establishment of the Lagoon Farm Wetlands—the first step in addressing water quality challenges in the receiving estuary. The first priority is to create a new entry point off the Ōrotu Drive roundabout, featuring a waharoa (gateway) to mark the entrance to the site. This will improve construction access and serve as the primary public entry to the wider park.

Space for a nursery is allocated - this could be an expansion of the existing council nursery or a partnership with a commercial operator or NGO to supply onsite plant materials.

During the wetland earthworks, the northern section of the receiving drain will be naturalised, with excess cut material used to create mounding south of the wetland. Restoration planting will begin around the wetland area, converting existing pasture into native tree and shrublands less attractive to bird species which pose a risk to airport operations.

A welcoming entry space developed at the Ōrotu Drive access will provide parking, toilets, signage, furniture, shelter, and interpretive and cultural storytelling/wayfinding information. Pedestrian and cycling trails will be built across the site.

Existing farming operations will continue on the remaining land.

Stage 2 Regional Park Programmes



Toilets
Wayfinding and Cultural Story telling nodes
Existing waterway link to wetland south of stop bank maintained
Existing Blokart Hawke's Bay Facility
Proposed vehicle acces
Pedestrian/ cycleway

STAGE 2 REGIONAL PARK PROGRAMMES

1. Ahuriri Regional Park Visitor Hub
2. Regenerating Native Wetland and shrubland
3. Te Wao Nui | Regenerating Forest (staged planting with community groups)
4. Trail connections and network connections
5. Taipō Stream confluence viewpoint and high tide waka and kayak landing
6. Discovery + Learning | Play + Sculptural Park
7. Pa Harakeke flax collection
8. Flexible use amphitheatre space
9. Redeveloped Woolshed multi-use Community Events Centre
10. Community Foraging Trails
11. Regional Park Eco Camp - organised groups such as schools and scouts

Once the core park programmes are completed, secondary site initiatives can be developed as funding becomes available.

A key component of this next stage is the expansion of the welcome area to include a visitor centre that enhances the overall visitor experience. The scale and form of this facility will be determined through a detailed business case, ranging from a simple shelter with interpretive information to a fully staffed centre with a café and multi-use community spaces.

Revegetation across the wider site will continue in stages. The existing farming operation will be phased out once remaining pasture is no longer viable. The existing woolshed complex is identified for redevelopment into a bookable community facility, with an open amphitheatre space to the north offering scenic views over the wetlands.

A site-wide trail network is also planned, along with an eco-camping facility on the western side of the site. This area is intended for organised groups such as schools, scouts, and other community organisations, and would likely be managed by a private operator.

Supplementary furniture, play and learning nodes sculpture and art would be progressively installed over time, as funding allows.

Stage 3 Non-funded Potential Future Partnership Opportunities



- Toilets
- Wayfinding and Cultural Story telling nodes
- Existing waterway link to wetland south of stop bank maintained
- Existing Blokart Hawke's Bay Facility
- Proposed vehicle access
- Pedestrian/ cycleway
- Predator proof fence
- Predator proof fence gateway

NON-FUNDED POTENTIAL FUTURE PARTNERSHIP OPPORTUNITIES

(Developed with public + private partnerships and NGOs)

- A Expansion to Plant nursery for commercial, retail & educational capacity
- B Expansion area for active recreational activities
- C Development of complementary commercial use area
- D Whare Wānanga | House of learning multi-use facility with accommodation. Focused on education around healing, restoration and renewal of te taiao | natural world
- E Eco-Sanctuary Main Entrance
- F Predator Proof Fence (indicative potential alignment only)
- G Freshwater research and demonstration ponds (e.g. tuna | eel, kōura | freshwater crayfish)
- H Salt water research and demonstration ponds (e.g. Papaka | Crab, Patiki | Flounder, Pūrimu | Cockles)
- I Whare Wānanga | Learning & Research Hub
- J Te Whanganui-a-Orotu Landmark Gateway Pedestrian/Cycle Bridge.

Stage 3 initiatives are aspirational elements intended to enhance the park's wider function and amenity. These projects are not intended to be funded by ratepayers and will rely on external funding sources such as central government, commercial partnerships, or support from NGOs.

Whilst the masterplan allocates space for these potential developments, it remains flexible—able to adapt if only some or none of the initiatives prove viable. Alternative uses or facilities may be proposed in future as opportunities arise.

Any built structures within flood-prone areas must be designed to withstand flooding and challenging ground conditions. These developments are envisioned to showcase regenerative architecture, incorporating sustainable materials and self-sufficient energy and water systems.

Potential commercial development along the park's southern boundary is intended to complement the overall vision. Possible uses include businesses focused on native mahinga kai processing (food, fibre, and medicine), cultural and eco-tourism, or environmental services.



VIEWPOINT A - TAIPŌ CONFLUENCE

A viewing structure, nestled within regenerating native forest, provides elevated views over the existing stopbank and across Te Whanganui-ā-Orotū. Internally, it offers sightlines over the replanted forest and wetland areas to the east. The existing bike and walking trail connects to an informal access point leading to the water's edge, featuring seating, cultural and interpretive signage, and sculptural elements that celebrate the site's natural and cultural heritage.





VIEWPOINT B - LAGOON FARM

The existing pump station building is retained, with an adjacent viewpoint and informal landing providing access to the water's edge. Seating, along with wayfinding and interpretive signage, encourages visitors to pause and enjoy the dynamic, ever-changing views across the estuary. During higher tides, there is also an opportunity for canoe or waka to travel up the estuary and access these landing points. This will be key node for trail access back into the regional park.





VIEWPOINT C - NATURALISATION OF THE EXISTING LONG DRAIN

Building on the cleaner water flowing from the treatment wetland, the existing farm drain is recontoured to create a more natural stream profile and planted with native wetland and riparian species of trees and shrubs. While open water areas will be limited to minimise attraction of waterfowl, carefully designed overflow points and small pools will provide opportunities for visitor interaction, play, and education about wetland ecosystems.
The alignment of the wetland and channel is designed to work around the existing powerline corridor.
The pathways will provide a north-south connection across the site.





VIEWPOINT D - AHURIRI REGIONAL PARK ENTRANCE AND FUTURE VISITOR CENTRE

This image illustrates a potential long-term opportunity to develop a visitor centre at the Orotu Drive entry. The centre could include a range of built forms to accommodate multiple uses—such as office and administration spaces, exhibition areas, a café, and educational facilities.

Parking is located to the south, with stormwater runoff managed through vegetated swales. An expanded nursery operation could supply plant material for both the regional park and other restoration projects across the wider region. This nursery could serve both retail and wholesale markets, with opportunities for training, community enterprise, local iwi and other NGO involvement.

The development is anchored by a welcoming entry space that frames views across the treatment wetland and features a landmark sculptural pou element. Mown grass areas would be strictly limited to minimise attractants for waterfowl and associated risks to airport operations.





VIEWPOINT E - TREATMENT WETLANDS

This view captures one of the mounded 'islands' within the central treatment wetlands. Maintenance access tracks along the wetland edges double as pedestrian and cycle paths, encouraging active exploration of the site. Boardwalk structures span the spreader sills between wetland cells, allowing safe public access through the treatment area.

Massed wetland vegetation is complemented by diverse shrub and tree plantings on the islands, creating sheltered spaces for picnics and large sculptural features that invite visitors to engage with the landscape as they move through this expansive environment.



Park Entry Zone Enlargement



CORE REGIONAL PARK PROGRAMMES

1. Ahuriri Regional Park Waharoa | Entrance
2. Carpark
3. Entry plaza and welcoming space
4. Plant production nursery for on-site use

STAGE 2 PROGRAMMES

1. Ahuriri Regional Park Visitor Hub
2. Discovery + Learning | Play + Sculptural Park

STAGE 3 OPPORTUNITIES

1. Expansion to Plant nursery for commercial, retail & educational capacity
2. Development of complementary commercial use area
3. Eco-Sanctuary Main Entrance
4. Development of complementary commercial use area

Entry Zone

The primary access to Ahuriri Regional Park is proposed via a new connection from the existing Orotu Drive roundabout. This new crossing will accommodate vehicle, pedestrian and cycle connections, linking to external trail networks and providing direct access for neighbouring communities to the south.

A key design feature of this entry will be the construction of a landmark bridge element, with detailing to create a formal wāharoa (gateway) that marks the transition into the park and welcomes visitors.

Parking facilities are planned on both the eastern and western sides of the entry point. These will be staged over time, in line with park development and visitor capacity needs. A core intent of the park design is to minimise internal vehicle movement, creating a predominantly traffic-free environment that enhances visitor experience and protects sensitive ecological areas and wildlife habitats.

Flanking the entry, areas have been identified for potential limited commercial or community development in the future. Any development would be staged and subject to further investigation and business case assessment. Opportunities may include partnerships with commercial or community organisations, with the aim of creating revenue streams to support ongoing investment in the park.

Any such development would be required to align with and support the broader goals of the park, ensuring compatibility with its ecological, cultural, and recreational values.

Character Images

Ahuriri Regional Park Waharoa| Entrance

The primary site entry is off the existing Prebensen/Orotu Drive roundabout across the Prebenson Drive Reserve channel. This is envisioned as a landmark bridge or culvert crossing with a strong axial viewshaft into the proposed Lagoon Farm treatment wetlands to form the primary waharoa / entry to the park. The entry is flanked by stormwater filtration swales that will collect and cleanse surface runoff from hardstand areas before it enters the Prebenson Reserve Channel. Design elements on the sides of the bridge.

Ahuriri Regional Park Visitor Hub

The Regional Park Visitor Hub is orientated around central landmark Pou and plaza space facing an interactive wetland play zone.

The buildings wrapping around the open space area could be phased initially as a simple shelter with static information and signage. In the long term this can be replaced or complemented with a purpose designed visitor education & discovery centre that provides a range of spaces space for displays and exhibits telling the cultural and natural histories of the park and wider Te whanganui a orotū landscape.

Complementing this could be a cafe, gift shop and multi-use community spaces. A second building to the east would accommodate other compatible uses such as museum or tertiary education outreach space, research, consulting, tourist and visitor services. Supporting this will be seating, picnic tables and shelters. The proposed location is on the higher part of the site than therefore more resilient to current and future flood risks.



PAPAMOA HILLS CULTURAL HERITAGE PARK, TAURANGA



POU AIO-NUKU AIO-RANGI, TAUPŌ



TE KURA WHARE | TE URU TAUMATUA, TĀNEATUA



PUNAKAIKI VISITOR CENTRE, PUNAKAIKI



TE KAARORO NATURE PRECINCT, HAMILTON



EXAMPLE OF SCULPTURAL GATEWAYS



EXAMPLE OF ECOLOGICALLY INSPIRED SCULPTURE



POUWHENUA, PAKOWHAI



ARDMORE NURSERIES, AUCKLAND



WAIKURA MANUKA, EAST CAPE

Landmark Toi & Interactive Wetland

The landmark pou is sited on the shore of an interactive wetland play area. While this is visually connected the lagoon farm treatment wetlands, is proposed to be hydraulically separate to allow this to be managed for learning and interactive play for visitors to explore, an outdoor classroom. The pou sculptural element sits on the main entry axis and will provide a visual beacon to draw visitors into the site navigate through the wider landscape. It would serve as a key cultural narrative statement opportunity.

Discovery + Learning | Play + Sculptural Park

To the east of the visitor hub excess materials from the wetland construction would be sculpted into a series of mound to form 'island' formations with clusters of trees for shade and biodiversity values set amongst a native shrubland and periodically mown meadow areas. Set within this will be pathways linking several nature-play zones potentially incorporating Maori play activities. Additional sites for sculptural art are available in this zone and could form the nucleus for a park wide sculptural trail.

Plant Nursery

Part of the commercial opportunities identified is a Native Plant Nursery, in the first stage this would be aimed at supplying onsite planting needs. This maybe an iwi or community managed operation or could be leased back to an existing operation. As a second stage it is suggested that this could be expanded to supply wholesale and retail markets with potential of research and training opportunities. This could include an agri-solar component where plant production is undertaken amongst and under solar panel arrays.

South-western Zone Enlargement



CORE REGIONAL PARK PROGRAMMES

The Western side of the site featured in the plan to the left will remain as grazed land prior to stage 2 and 3 being developed.

STAGE 2 PROGRAMMES

1. Te Wao Nui | Regenerating Forest (staged planting with community groups)
2. Trail connections and network connections
3. Pa Harakeke flax collection
4. Regional Park Eco Camp - organised groups such as schools and scouts

STAGE 3 OPPORTUNITIES

1. Whare Wānanga | House of learning multi-use facility with accommodation. Focused on education around healing, restoration and renewal of te taiao | natural world
2. Predator Proof Fence (indicative potential alignment only)
3. Freshwater research and demonstration ponds (e.g. tuna | eel, kōura | freshwater crayfish)
4. Whare Wānanga | Learning & Research Hub

South Western Zone

This part of the site is relatively sheltered—set back from main airport flight paths and nestled alongside the Taipō Stream—making it well-suited to quieter, more passive uses.

Initial works, following the retirement of grazing, will focus on restoration planting, preserving flexibility for future Stage 2 development and other potential programmes. Due to the low-lying nature of the land, any future development will require careful design to ensure resilience to flooding and climate impacts.

Character Images

Pā Harakeke | Flax Collection

Boardering Prebenson Road to the west of the park is a large area is identified for a future collection of Harekeke | Flax that can be utilised for traditional weaving arts. This would be structured with access trails and, where appropriate, interpretation information. A biodiverse arrangement of shrubs interplanted with areas of harekeke will be utilised to increase ecological value and reduce attraction of large flocks of starlings that are identified as a risk species for the airport operations.

Whare Wānanga | Learning & Research Hub

Co-located with the Pa Harakeke, the Whare Wānanga facility is positioned in the south-west corner of the site fronting the Prebenson Drive frontage. A new vehicle entry connects to a parking area and multiuse buildings. Program opportunities include a school of weaving based on use of traditional fibres such as harakeke and tī kōuka harvested onsite. This could be a flexible space that can accommodate a variety of other cultural education and tourism activities such as whakairo | carving, and mahinga kai tours.

Though a joint venture with crown, university or private institute, the hub can focus on the science underpinning restoration of these low-lying coastal landscapes, carbon sequestration, biodiversity credits and opportunities for fresh and brackish to saltwater aquaculture.

As an extension to the Whare Wānanga a short stay accommodation facility is illustrated set into the regenerating forest as an alternative option to the more basic eco-camp to the north. This could offering wellness related activities that complement the Wānanga learning programmes. A series of well-designed cabin units are arranged around a central water feature that could be designed as a natural swimming pool. Spaces are provided for practice of traditional rongoā including gathering and use of medicinal plants and other resources from within the park.





TE PUIA WHARE WĀNANGA | WHARE WHAKAIRO, ROTORUA

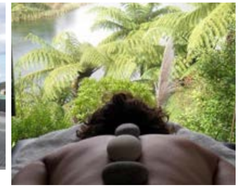








TAHUAROA, WAITANGI TREATY GROUNDS, WAITANGI



Regional Park Eco/Education Camp

Offering a unique experience of staying in a wilderness on the doorstep to the City the Camping & Eco Village Accommodation offers short term stays in cabins or glamping style tents, catering to organised school and community groups such as scouts. This is modelled on similar facilities within in other regional parks around the country and is intended to offer the opportunity to be immersed in learning and experiences around regeneration of the native ecosystems, matauranga māori, mahinga kai practice and potentially participate in restoration activities. This would be particularly special should a wildlife sanctuary be established this will allow guests to experience staying amongst a variety of native birds, lizards and invertebrates.







North-western Zone Enlargement



CORE REGIONAL PARK PROGRAMMES

The western side of the site featured in the plan to the left will remain as grazed land prior to stage 2 and 3 being developed.

1. Naturalisation of existing drain channel as part of wetland earthworks

STAGE 2 PROGRAMMES

1. Regenerating Native Wetland and shrubland
2. Te Wao Nui | Regenerating Forest (staged planting with community groups)
3. Trail connections and network connections
4. Taipō confluence viewpoint and high tide waka and kayak landing

STAGE 3 OPPORTUNITIES

1. Predator Proof Fence (indicative potential alignment only)
2. Salt water research and demonstration ponds (e.g. Papaka | Crab, Pātiki | Flounder, Pūrimu | Cockles)

North Western Zone

As the lowest and most flood-prone part of the site, this zone is proposed for restoration with native forest, shrub, and wetland plant communities that can withstand periodic inundation. Planting could be staged and delivered in collaboration with community groups and volunteers.

Wetland construction will include regrading the existing Long Drain into a more naturalised channel. Excess earth from this work can be used to create gentle mounding, adding topographic variation and enhancing habitat diversity.

Character Images

Te Reporepo | Regenerating Native Wetland

Working with the existing slow lying topography in the north-western corner of the site, an expansive wetland plain is proposed to be created through shallow regrading of the existing drains and surfaces. This will be supported by the additional water from the treatment wetlands and periodic inundation when large flows pass through the site via the Prebenson Channel. Open water will be minimised, and dense plantings of reeds, flax, shrubs and trees are proposed to reduce habitat attractiveness for waterfowl and wading birds that pose the most risk for airport operations.







Te Wao Nui | Regenerating Forest

The ambition is to support development of Kahikatea / Pukatea Forest that can tolerate occasional flooding and support ongoing mahingakai activities including Tōtara for long term use for whakaaro |carving & waka, and plants for rongoā. The planting strategy will need to be adapted to suit the existing soils and groundwater conditions and allow room for future evolution and adaption as these change due to factors such as sea level rise. The final species composition and succession sequence to enable transition from the current pastoral landuse will be developed in consultation with experts from local mana whenua, and ecological restoration groups.











Saltwater Research and Demonstration Ponds

Given the proximity to the estuary channel, there is potential to establish saline pools to support research and demonstration ponds for cultivating key species such as papaka (crab), pātiki (flounder), and pūrimū (cockles), either for harvest or reseeding into the wider estuary. This could potentially be incorporated in the predator proof zone should a fenced sanctuary be established. This initiative would require partnership with a research organisation and/or tourism operator and must be carefully managed to avoid attracting high-risk bird species that could impact airport operations.







Complementary Recreational Activities

As the park facilities are established complementary businesses such as bike rental and waka tours could can accommodated on a seasonal or full time basis depending on demand. Informally the park will offer a wide range of recreational opportunities including running, cycling, walking, bird watching, learning and play.

Wetland Trail & Eastern Boundary





CORE REGIONAL PARK PROGRAMMES

1. Lagoon Farm Treatment Wetlands (Delivered as separate project)
2. Manuka/ Kanuka Plantation
3. Trail connections to existing cycleway
4. Island nodes with Picnic facilities
5. South Marsh and estuary viewpoint
6. Community Foraging Zone

STAGE 2 PROGRAMMES

1. Flexible use amphitheatre space
2. Redeveloped Woolshed multi-use Community Events Centre

STAGE 3 OPPORTUNITIES

1. Expansion area for active recreational activities
2. Te Whanganui-a-Orotu Landmark Gateway Pedestrian/Cycle Bridge.

Wetland Trail and Eastern Boundary

To encourage community engagement with the wetland area, a network of pedestrian and cycle paths will provide access around and across the wetlands. Island nodes within the wetland will serve as pause points, offering opportunities for picnicking, art installations, and quiet reflection.

Along the northern boundary, a lookout and rest area is proposed near the South Marsh. This space will be carefully designed to minimise disturbance to wildlife, and its use is expected to be brief or transitional due to its proximity to aircraft activity—especially with potential future jet services.

The eastern portion of the site lies within an New Zealand Transportation Agency (NZTA) designation zone, meaning any development in this area must consider the potential for future removal to accommodate highway-related works.

Character Images

Mānuka Plantation

On the northern boundary of the treatment wetlands a large area of mānuka dominated planting is proposed to provide a low hardy vegetation cover for this part of the site with low bird attractiveness and opportunity for harvest of oils and honey. It will be interspersed with bands of herbaceous low flammability planting for added biodiversity value and fire risk mitigation.

Lagoon Farm Treatment Wetlands

Currently being designed as part of a separate workstream, the masterplan has been shaped around the engineering requirements to site the proposed Lagoon Farm treatment wetlands on the highest part of the site to allow gravity fed flow through the wetlands. The system will receive water pumped from the Pūrimu channel on the eastern boundary that will flow through a series of up to six flow channels though densely planted wetlands. Urban pollutants and excess pollutants will be captured before the cleansed water overflows from the western end of the wetland cells into the wider drainage system that is picked up by Lagoon Farm pump station and discharged to the estuary. An access road will surround the wetland cells offer access for pedestrian and cyclists. The proposed planting patterns use contrasting foliage to form bold patterns within the wetlands that reference the forms of sandbanks and channels captured in historic maps of the former lagoon. The final shape and form of the wetlands may vary from that depicted in the masterplan so it will be essential to allow for a degree of flexibility in the masterplan implementation to adapt to this.









PEKAPEAK WETLANDS, HASTINGS











PUKEKURA BOWL & AMPHITHEATRE, NEW PLYMOUTH



TE PARAPARA MAARA, HAMILTON GARDENS



WAIKURA MANUKA, EAST CAPE

Flexible Amphitheatre Open Space

To the east of the Visitor Hub a grassed amphitheatre area is proposed adjacent to the existing Lagoon Farm Woolshed complex that can host a variety of concert, festival and market events. Existing and supplementary trees will screen and shelter this area from the east and south while allowing for views out over the treatment wetlands to the Poraiti Hills. Turf areas may require treatment with bird deterrent inoculants to reduce the attractiveness to waterfowl and other species that present a higher risk to airport operations.

Woolshed Multiuse Community Events Hub & Restaurant

A renovated and re-purposed woolshed building provides opportunity for a multi-use community events centre that will complement the amphitheatre space. This could include opportunity for a hosting seasonal market celebrations food and materials grown in adjacent gardens and gathered from the wider park space and the greater region.

Forage Garden & Trails

Along the eastern boundary of the park the area between the Purimū and Treatment Wetlands provide a productive landuse opportunity with plantings of fruit, nut and other food producing plant species. More intensive areas of urban agriculture could be provided within this zone as lease opportunities for small scale urban farmers supporting local markets, stalls or vegetable box subscriptions. This area will accommodate public trails and visual interest for viewers passing along the highway corridor. As this lies within a New Zealand Transport Agency (NZTA) designation long term restoration or wetland treatment infrastructure have not been proposed in this area.

Masterplan Diagrams

Programming

Site programming within the masterplan is intended to be flexible to allow for refinement as individual projects are progressed through detailed design and construction. Facilities outside of the core park programs will be subject to further business case studies and, in many instances, funding partnerships.



- Regenerating Forest, wetland & shrubland (175 Ha)
- Nurseries (14.5 Ha)
- Cultivation and Production (30 Ha)
- Eco-camp and Village (8 Ha)
- Arts, Research and Wellbeing Precinct (4 Ha)
- Adventure Recreation Precinct - Existing Blokart course
- Treatment Wetlands (85 Ha)
- Entrance hub Facilities (1 Ha)
- Complementary Commercial Hub (1.5 Ha)

Habitat Typologies

Transition from existing pasture to native tree, shrub and wetlands will be carefully designed to reduce attractiveness for bird species that pose a higher risk to airport operations. Treatment wetlands to be fully planted out with no areas of open water.

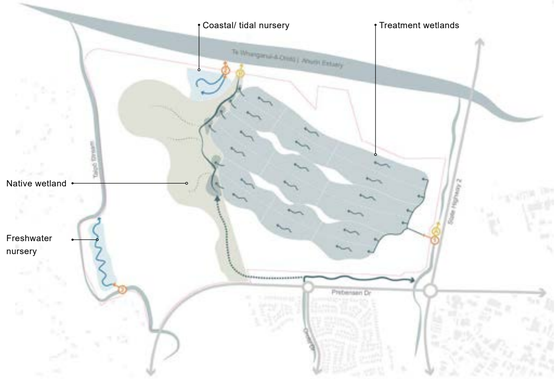


- Regenerating native coastal Forest (53 Ha)
- Native shrubland medium (8 Ha)
- Native shrubland low (4 Ha)
- Native wetland (43 Ha)
- Treatment wetland (85 Ha)
- Coastal Tidal Nursery - Patiki & Pakaka (4.5 Ha)
- Freshwater Nursery - Tuna & Eel (4 Ha)
- Harakeke plantation (9 Ha)
- Kanuka/ Manuka Plantation (11 Ha)
- Community and Cultural use areas (75 Ha)
- Fenced sanctuary (111 Ha)

Masterplan Diagrams

Water flow/ distribution

Proposed water movement through the Site based on the proposed treatment wetland scheme runs from the Purimu westwards before being pumped via the existing Lagoon Farm pump station to the estuary.



- High flow channel
- Treatment wetland water flow
- Coastal and stream nursery flow
- (A) Existing Pūrimu Stream Pump House
- (B) Existing Lagoon Farm Pump House
- (1) Proposed Pūrimu Stream Pump House
- (2) Potential Future Coastal Nursery Pump House
- (3) Potential Future Stream Nursery Pump House

Way finding and public art strategy

Conceptual network of waharoa / pou, wayfinding and interpretative signage installations throughout the site. Nature play and public art installations provide additional points of visitor engagement.



- Waharoa/ Pou
- Wayfinding installations
- Public art
- Nature play areas

Masterplan Diagrams

Access and circulation

Public vehicle access is generally restricted to the southern part of the Site. Multiple trail routes provide a high degree of access into and across the Site around areas of low disturbance to support wildlife habitat values.



- Cycleways/ pedestrian (approx 8km)
- Pedestrian pathways (approx 8km)
- Vehicle access (approx 2.5km)
- Shared access - Vehicle and cycle/ walk (approx 2.2 km)

Wider context cycleway connections

The proposed cycle connections within the Site complement the existing trail network connections that link to the airport, Napier Port, central city, beaches and suburbs.

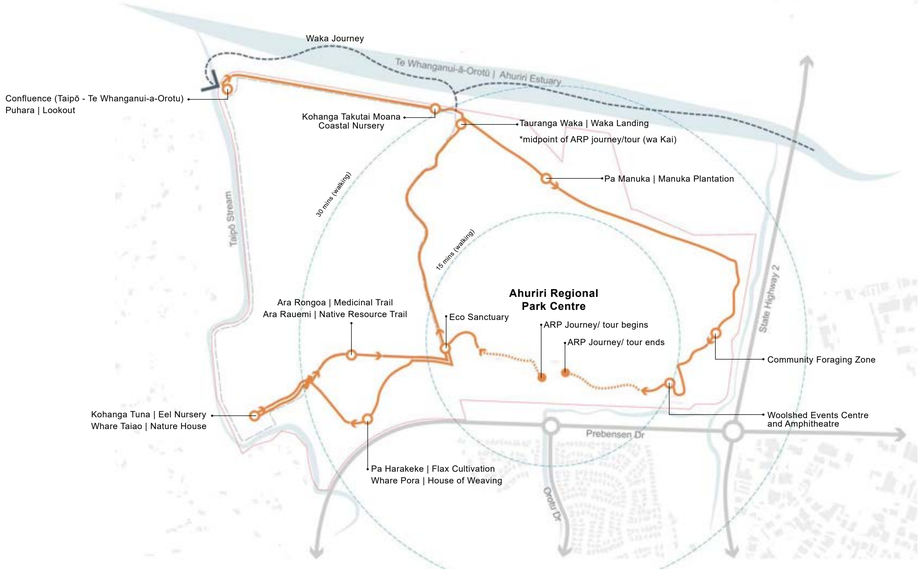


- Existing cycleways
- Potential future connections
- Major roads

Masterplan Diagrams

Ahuriri Regional Park day tour/ journey

Indicative site way-finding layout showing potential for a diverse range of visitor interest points throughout the site. This concept will be developed further during future design phases and can be phased as the site is developed.



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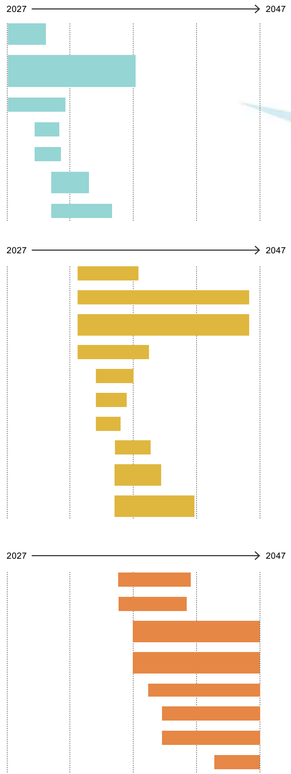
APITIHANGA | APPENDICES

Option Studies

Program Staging

Engagement Summaries

Masterplan Staging



CORE REGIONAL PARK PROGRAMMES

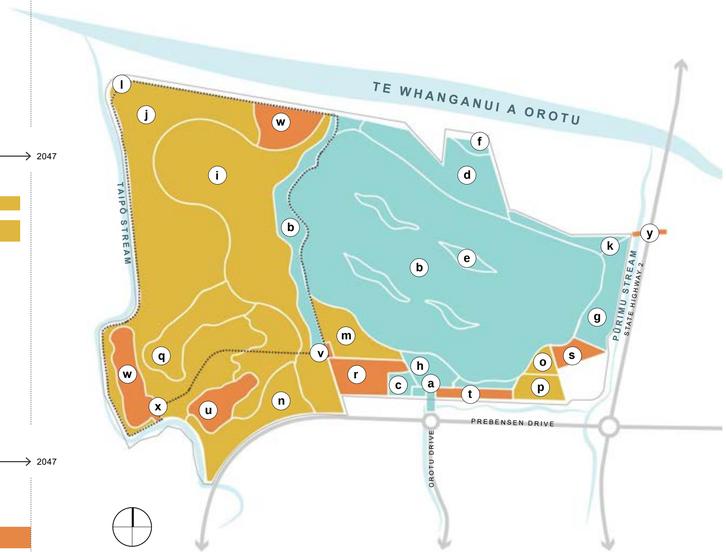
- (a) Ahuriri Regional Park Waharoa | Entrance
- (b) Lagoon Farm Treatment Wetlands and earthworks for naturalisation of existing drain channel
- (c) Plant Nursery for on-site use
- (d) Manuka and Plantation
- (e) Creation of Island nodes
- (f) South Marsh & Pump station Waka Landing and Viewpoints
- (g) Community Foraging Zone and Trails

STAGE 2 PROGRAMMES

- (h) Ahuriri Regional Park Visitor Hub
- (i) Regenerating Native Wetland
- (j) Te Wao Nui | Regenerating Forest and Shrubland
- (k) Trails and Cycleways
- (l) Taipō Viewpoint and Waka/ Kayak landing
- (m) Discovery/ Learning Sculptural Park
- (n) Pa Harakeke flax collection
- (o) Flexible use Amphitheatre Space
- (p) Woolshed Multi-use Community Events Centre
- (q) Regional Park Eco Camp - short stay guests

STAGE 3 POTENTIAL OPPORTUNITIES

- (r) Expansion to Plant Nursery
- (s) Expansion of Recreational Area
- (t) Complementary Commercial-use Development
- (u) Whare Wānanga| House of Learning multi-use facility
- (v) Predator Proof Fence/ Eco-Sanctuary Hub
- (w) Fresh and Saltwater Research Ponds
- (x) Learning & Research Hub
- (y) Te Whanganui-a-Orotu Landmark Bridge



Masterplan program and outcomes



Key

- Core Regional Park Programmes
- Stage 2 Regional Park Programmes
- Stage 3 - Non funded potential Future partnership opportunities

- Te Whanga Taurikura Environmental Wellbeing
- Te Whanga Ahuwhenua Activation & Cultivation
- Te Whanga Ōhanga Economic Prosperity
- Te Whanga Tangata Healthy Communities
- Resilient Water Infrastructure

Core Regional Park Programmes

KEY	PROGRAM	AREA/UNIT	PROJECT PRINCIPLES
a	Ahuriri Regional Park Waharoa | Entrance	0.5 Ha	
b	Lagoon Farm Treatment Wetlands and earthworks for naturalisation of existing drain channel	85 Ha	
c	Plant Nursery for on-site use	3.5 Ha	
d	Manuka and Plantation	20 Ha	
e	Creation of Island nodes	2 Ha	
f	South Marsh & Pump station Waka Landing and Viewpoints	0.6 Ha	
g	Community Foraging Zone and Trails	5 Ha	

Stage 2 Regional Park Programmes

KEY	PROGRAM	AREA/UNIT	PROJECT PRINCIPLES
h	Ahuriri Regional Park Visitor Hub Area	2.5 Ha	
i	Regenerating Native Wetland	43 Ha	
j	Te Wao Nui | Regenerating Forest and Shrubland	64 Ha	
k	Trails and Cycleways	10 675 Lm	
l	Taipō Viewpoint and Waka/ Kayak landing	0.1 Ha	
m	Discovery/ Learning Sculptural Park	5.5 Ha	
n	Pa Harakeke flax collection	3.5 Ha	
o	Flexible use Amphitheatre Space	0.7 Ha	
p	Woolshed Multi-use Community Events Centre	2 Ha	
q	Regional Park Eco Camp - short stay guests	8 Ha	

Stage 3 Potential opportunities

KEY	PROGRAM	AREA/UNIT	PROJECT PRINCIPLES
r	Expansion to Plant Nursery	2 Ha	
s	Expansion of Recreational Area	1.5 Ha	
t	Complementary Commercial-use Development	1.6 Ha	
u	Whare Wānanga| House of Learning multi-use facilty	1.7 Ha	
v	Predator Proof Fence/ Eco-Sanctuary Hub (110 Ha)	5000 Lm	
w	Fresh and Saltwater Research Ponds	8.4 Ha	
x	Learning & Research Hub	0.4 Ha	
y	Te Whanganui-a-Orotu Landmark Bridge	x1	

Ngā Aheinga | Optioneering



OPTION 1: RECREATIONAL FOCUS

Option 1 provides for a larger proportion of recreational activity and areas allocated towards development of facilities including a visitor hub, education, and cultural hubs. An area for complementary commercial activity is included along with allowance for a larger recreation area that could be used for a variety of future active and passive sports activities. The west part of the site is within the flood hazard zone so any development or built elements in this area will need to be adaptable and resilient to this environment. Human activity is focused on the southern part of the site with the northern part of the site offering a more natural environment.

This option has been the least preferred when reviewed with the TAG and Key stakeholder groups. Concerns were raised about the level of development and related costs compromising the nature first priority of the project.



OPTION 2: INTERWOVEN LANDSCAPE

This option provides a more balanced approach with programmes and development opportunities still generally located on the southern portion of the site but more dispersed and at a smaller scale set within larger restoration areas. The recreational open space zone is replaced with larger areas of coastal forest and shrubland. Several island forms are dispersed through the site will reuse excess cut material from the wetland construction and provide a sequence of vantage points though the site echoing the landforms in the wider coastal landscape.

This option had more support amongst the Key Stakeholder Group as this seems to have the best balance of recreation and nature priorities with opportunity for some economic return. This is also most consistent with the four pou identified in the design masterplan framework



OPTION 3: NATURE FIRST

Option 3 explores consolidation of the majority of the proposed development programmes to a more compact zone around the proposed entry off Prebenson Drive. This option illustrates the Tonkin Taylor option 2 wetland that has a smaller footprint with reduced treatment capacity. Should the larger option 1 wetland (as shown in the masterplan option 1 and 2) be selected this would reduce the area available for the proposed developed projects by about 50%.

A key element of this concept is the provision for an 8km long predator proof fence enclosing 234 Ha of the site to create a mainland island that could support a diverse range of native wildlife on the doorstep to Napier. For reference the Zealandia Te Māra a Tāne sanctuary in Wellington is 225Ha with an 8.6km long predator fence. Within the fenced area smaller scale eco-camp/cultural hub is located on the western boundary of the Taipō. This Hub will provide opportunity for a wilderness experience on the doorstep of the City where visitors can be immersed in an expansive, regenerating mosaic of native forest, shrubland and wetlands. The Hub and could accommodate school, community, and possibly eco/cultural tourism groups.

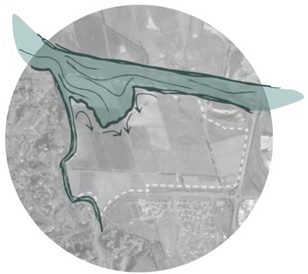
Ngā Aheinga | Optioneering

PREFERRED OPTION: REVISED OPTION 2



Tātari Whenua: Analysis

Initial Sketch Explorations



BRINGING ESTUARY IN

Testing whether the stopbanks could retreat inland to provide more room for the estuary. This was put aside due to significant cost of relocating stopbanks that are currently in good condition and potential in increase bird strike risk for the airport.



CULTURAL JOURNEY MAPPING

Given the huge scale of the site there are opportunities to create a cultural journey that showcase different ecosystems and associated significance for Mana Ahuriri Hapū both historically and into the future.



REDEFINING STOPBANK EDGES

This tested whether there was opportunity to increase the diversity of the stopbank edges to create enhanced habitats and visual interest. Engineering review highlighted cost to modify stop banks as prohibitive and the structural integrity is reliant on a smooth consistent estuary side surface to reduce erosion potential



ECOLOGICAL + HUMAN INTERACTION

A key consideration was how to balance areas of human activity with providing habitat of undisturbed habitat for sensitive species such as Bitten birds. While the arrangement of this has been modified by the final proposed wetland layouts, this thinking has been carried though into the draft masterplan.

Multi-criteria Analysis (MCA)

Option Evaluation

The MCA process was used to objectively evaluate the three concept options using a range of criteria. These criteria were developed by the design team and assigned weightings or level of importance based on feedback from the Joint Committee,Technical Advisory Group, and feedback from mana whenua and key stakeholders. The weighted and unweighted scores are added together to provide a total score that reflects the relative 'positivity' of each option.

			Design Options for Ahuriri Regional Park						
			Option 1		Option 2		Option 3		R = Raw W = Weighted
		Do nothing	1 R	1 W	2 R	2 W	3 R	3 W	
			Increased recreational cultural and and economic focus		Balance of Ecological Community, and Economic Activity		Ecological Priority		**Level of Importance - adjust drop down boxes to select weighting**
Te Whanga Taurikura | Environmental Wellbeing	**Commentary/Focus**	**-0.9**	**1.3**	**2.0**	**1.6**	**2.3**	**1.9**	**2.8**	**HIGH**
Improved quality of water discharged from urban Purimu catchment	Proposed wetland scheme provides effective treatment of contaminants from this catchment before being discharged to the estuary	-1	3	4.5	3	4.5	2	3.0	HIGH
Improved flood attenuation	Engineering studies have indicated attenuation on the site will have little effect on attenuation of upstream flooding so a dedicated detention function is no longer recommended. Enhancement of high flow channel from Prebenson drive into the site is proposed in all options	-2	-1	-0.8	-1	-0.8	-1	-0.8	LOW
Ecological values enhanced within site and adjacent waterbodies	Extensive restoration of native plant communities across all options will offer considerable ecological benefits. Option 2 and 3 score higher due to increased restoration area.	-2	2	3.0	3	4.5	3	4.5	HIGH
Accommodation of natural processes and indigenous evolution - regenerative design	Allowing space for natural regeneration and succession of plant communities throughout the site. Option 3 scored highest due to larger area dedicated towards this.	-2	2	3.0	2	3.0	3	4.5	HIGH
Positive environmental impacts of development long term	What degree of positive environmental impacts will the project provide in the long term.	0	1	1.0	1	1.0	2	2.0	MED
Environmental impacts during construction	To achieve the project goals all options will have a similar impact during construction due to bulk earthworks. Impacts include, dust, noise, carbon emissions and disturbance of existing ecological values.	0	2	1.6	2	1.6	2	1.6	LOW
Opportunity for enhanced control via predator fencing	How much contiguous area is available to potentially be protected by a predator proof fence.	0	1	0.8	2	1.6	3	2.4	LOW
Maintains a predominately natural environment	Does the proposal maintain the character of a predominantly natural environment vs. a modified/developed environment	0	2	3.0	2	3.0	3	4.5	HIGH
Te Whanga Ahuwhenua | Activation and Cultivation		**-1.3**	**1.7**	**2.5**	**2.3**	**3.5**	**2.7**	**4.0**	**HIGH**
Returns mauri back to Te Whanga	Does the proposal reinvigourate the life force of the place (acknowledging we cannot recreate the original lagoon ecosystem)	-1	1	1.5	2	3.0	2	3.0	HIGH
Mahinga kai opportunities restored	Will the project deliver future opportunities to gather and harvest food, fibre and other resources.	-2	2	3.0	2	3.0	3	4.5	HIGH
Diverse spaces and ecologies for gathering and harvesting	Does the project accomodate diverse ranges of ecosystem types that can support mahinga kai activities	-1	2	2.0	3	3.0	3	3.0	MED
Te Whanga Ōhanga | Economic Prosperity		**0.7**	**0.8**	**0.8**	**0.8**	**0.8**	**0.5**	**0.5**	MED
Construction Costs	Based on high level measurements of key landuse types what are the comparative estimated costs of each option. This does not consider potential economic return from activities on the site.	0	-3	-3.0	-2	-2.0	-2	-2.0	MED
Ongoing Maintenance and Management Costs	What are the likely comparative costs of operating and maintaining the proposed regional park.	0	-3	-4.5	-2	-3.0	-1	-1.5	HIGH
Flexibility - ability to phase and scale stages of development	All options include a high degree of program and staging flexibility given the large scale of the site.	0	3	4.5	3	4.5	3	4.5	HIGH
Opportunities for compatible economic use (cultural economy, education & eco tourism)	Does the option provide opportunity for economic activities that could provide inital and ongoing capital to help support the park development.	1	3	3.0	2	2.0	1	1.0	MED
Connections to wider economy - Waka tours etc	Could the option accomodate activities and businesses that can contribute positively to the wider economy - cultural and nature tourism, accommodation, education that can draw people to the region and support other local businesses.	0	2	1.6	2	1.6	1	0.8	LOW
Room for future diversification of economic uses (recreation, energy, food and fibre)	Allowing space for activities such as manufacturing of compatible products (eg rongoa, food and fibre), solar installations, spas, nature/cultural retreats etc.	3	3	2.4	2	1.6	1	0.8	LOW

Te Whanga Tangata | Healthy Communities		**0.1**	**2.3**	**3.5**	**2.2**	**3.3**	**1.5**	**2.3**	HIGH
Supports kaitiakitanga for Mana Ahuriri	Can the project provide opportunity to practise, learn and teach traditional kaitiaki tikanga for both Mana Ahuriri, manuhiri and the wider community. Through the Joint Committee it is expected Mana Ahuriri will play a key role in the planning, construction and management of the regional park.	0	1	1.5	2	3.0	2	3.0	HIGH
Allows Passive recreational opportunities	How much opportunity is provided for passive activates such as walking, running, biking, fishing, bird watching, picnics and other informal recreational.	0	3	4.5	2	3.0	1	1.5	HIGH
Allows Active recreation opportunities	How much opportunity is provided for active activates such as organised sports, mountain bike skills and pump tracks, disk golf or others.	0	3	2.4	2	1.6	0	0.0	LOW
Provision of multiple community gathering spaces	Does the proposal offer multiple nodes of across the site that can be used for community gathering spaces.	0	3	3.0	2	2.0	1	1.0	MED
User experience - connection to te taio	What degree of wilderness experience will the proposal offer. Will you feel immersed in nature and te taio when you are visiting the park.	1	1	1.5	2	3.0	3	4.5	HIGH
Accessibility to full site area (vs ecological protection)	How much of the site will be accessible to visitors vs areas of restricted access to reduce adverse disturbance of the ecological values.	0	3	2.4	3	2.4	2	1.6	LOW
Constructability & Resilience		**0**	**-2**	**-1.7**	**-1.0**	**-1.0**	**0.3**	**0.3**	MED
Level of construction challenge / complexity (horizontal land development works outside of the wetland areas)	How difficult (and costly will it be to build the proposed horizonal infrastructure such as roads & electrical and 3 waters services in the identified locations considering flooding hazards, access and geotechnical issues.	0	-2	-2.0	-1	-1.0	-1	-1.0	MED
Provides for positive sustainability outcomes (carbon emissions etc during construction)	Can the construction be undertaken in a manner that provides positive sustainabilty outcomes during construction. This will largely be driven by the potential amount and type of built forms (roading, servicing, bulk earthworks required)	0	-2	-3.0	-1	-1.5	1	1.5	HIGH
Vertical development location suitablity to site ground conditions.	How difficult (and costly will it be to build the proposed vertical infrastructure such as buildings and other built elements in the identified locations considering flooding hazards and geotechnical issues.	0	-1	-0.8	-1	-0.8	1	0.8	LOW
Consenting and Approvals		**0**	**0.0**	**0.0**	**-0.3**	**0.0**	**-0.7**	**0.0**	**HIGH**
Compatibility with Airport Operational zones and flight paths	Does the proposal locate facilites near or within airport flight paths/operational zone that will be sensitive to noise effects or increase bird strike risk factors.	0	1	1.5	-1	-1.5	-2	-3.0	HIGH
Consenting pathway / activity status	What consenting challenges will the proposal trigger, how much risk will there in seeking relevant consents, approvals and authorities.	0	-1	-1.5	-1	-1.5	-2	-3.0	HIGH

Sub Rows	31	36	34	41	34	43
Category Headings	5	7	6	9	6	10

Magnitude	Definition	Score
Large positive (+ve)	Major positive impacts resulting in substantial and long-term improvements or enhancements of the existing environment.	3
Moderate positive (+ve)	Moderate positive impact, possibly of short-, medium- or long-term duration. Positive outcome may be in terms of new opportunities and outcomes of enhancement or improvement.	2
Slight positive (+ve)	Minimal positive impact, possibly only lasting over the short term. May be confined to a limited area.	1
Neutral	Neutral – no discernible or predicted positive or negative impact.	0
Slight negative (-ve)	Minimal negative impact, possibly only lasting over the short term, and definitely able to be managed or mitigated. May be confined to a small area.	-1
Moderate negative (-ve)	Moderate negative impact. Impacts may be short, medium or long term and are highly likely to respond to management actions.	-2
Large negative (-ve)	Impacts with serious, long-term and possibly irreversible effect leading to serious damage, degradation or deterioration of the physical, economic, cultural or social environment. Required major rescope of concept, design, location and justification, or	-3

MCA Outcomes

Based on the assigned criteria Option 1 with a focus on recreation, cultural and economic activity scored lowest. Option 2 and 3 that put more priority on ecological outcomes scored more positively with Option 3 marginally higher. This aligned with general preferences expressed by both the TAG and JC groups and reinforced the selection of option 3 to carry forward as the preferred scheme


TIE
PUBLIC
COMMERCIAL
SEED
FENCED
SANCTUARY